URBAN
MUNICIPAL

CA4 ON HBL G04
N53
2002

AGENDAS/MINUTES
COMMITTEE OF ADJUSTMENT
CITY OF HAMILTON

JAN. 9, 2002

BUSINESS COLLECTION

CA4 ON HBL G04
N53
2001

THE New! CITY OF HAMILTON

URBAN MUNICIPAL

DEC 2 0 2001

GOVERNMENT DOCUMENTS

AGENDA
COMMITTEE OF ADJUSTMENT

Date: Wednesday, January 9th, 2002
Time: 3:00 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
3:15 p.m.	GI/A-01:220	Twenty Road (Glanbrook)	Agent Johns and Khes Planning Owner 20 Place Inc.
3:20 p.m.	SC/A-01:223	507 Glover Road (Stoney Creek)	Agent Terry Giangregorio Owner Eileen Giangregorio
3:25 p.m.	AN/A-01:214	86 Stonehenge Drive	Agent Gary Chertkoff Owners I. & E. Ross
3:30 p.m.	DN/A-01:215	11 Don Street	TABLED
3:35 p.m.	DN/A-01:216	254 MacNab	Owners P. & L. Delaney
3:40 p.m.	DN/A-01:222	25 Concord Avenue	Owner Timothy Spinney
3:45 p.m.	DN/A-01:224	213 Kirkwood Drive	Agents M. & M. McConnell Owners McConnell Homes/829028 Ontario Inc.
3:50 p.m.	FL/A-01:221	45 Innovation Drive	Agent R.F. Lintack Architect Owner Northgate Properties
3:55 p.m.	**B-01:67**	**150 & 160 Market Street**	**Agent Stephen Frankel Owner Homestead Land Holdings Ltd.**
4:00 p.m.	**B-01:68 & B-01:69**	**14, 16, 18 & 20 Charlton Ave. W.**	**Agent A. Berlingieri Owner Joanne Giannattasio(trustee)**
4:05 p.m.	**B-01:70 & B-01:71**	**200, 202 & 204 Cannon Street E.**	**Agent James Webb Owner 1463740 Ontario Ltd.**
4:10 p.m.	**B-01:72** A-01:219	**East side of Sanatorium Road**	**Agent Jerry Ingrassia Owner Chedoke Health Corporation**
4:15 p.m.	A-01:217	20 Wentworth Street South	Agent Joshua Bach Owner Perry Bradley
4:20 p.m.	A-01:218	51 East 19th Street	Agent Steve Collard Owner James Galloway

CLOSED

THE New! CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. GL/A-01:220

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 464, of the City of Hamilton (formerly Glanbrook).

AND IN THE MATTER OF Premises known as north side of Twenty Road (Twenty Place), west of Highway No. 6, formerly in the Township of Glanbrook, now in the City of Hamilton and in a **"RM3-002" (Residential Multiple)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Johns and Khes Planning Solutions on behalf of the owner 20 Place Inc., for relief from the provisions of the Zoning By-Law No. 464, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit:

1) an increase in the maximum number of permitted dwelling units to 658 units whereas the By-law permits a maximum of 650 units and to allow a maximum residential density of 20.2 units per ha. whereas the By-law permits a maximum residential density of 20 units per ha., and,

2) a minimum separation distance between the clubhouse and a residential building to 15m whereas the By-law requires a 30m separation.

The owner is proposing to convert an existing commercial building to 8 townhouse units.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 and (905) 546-4144.

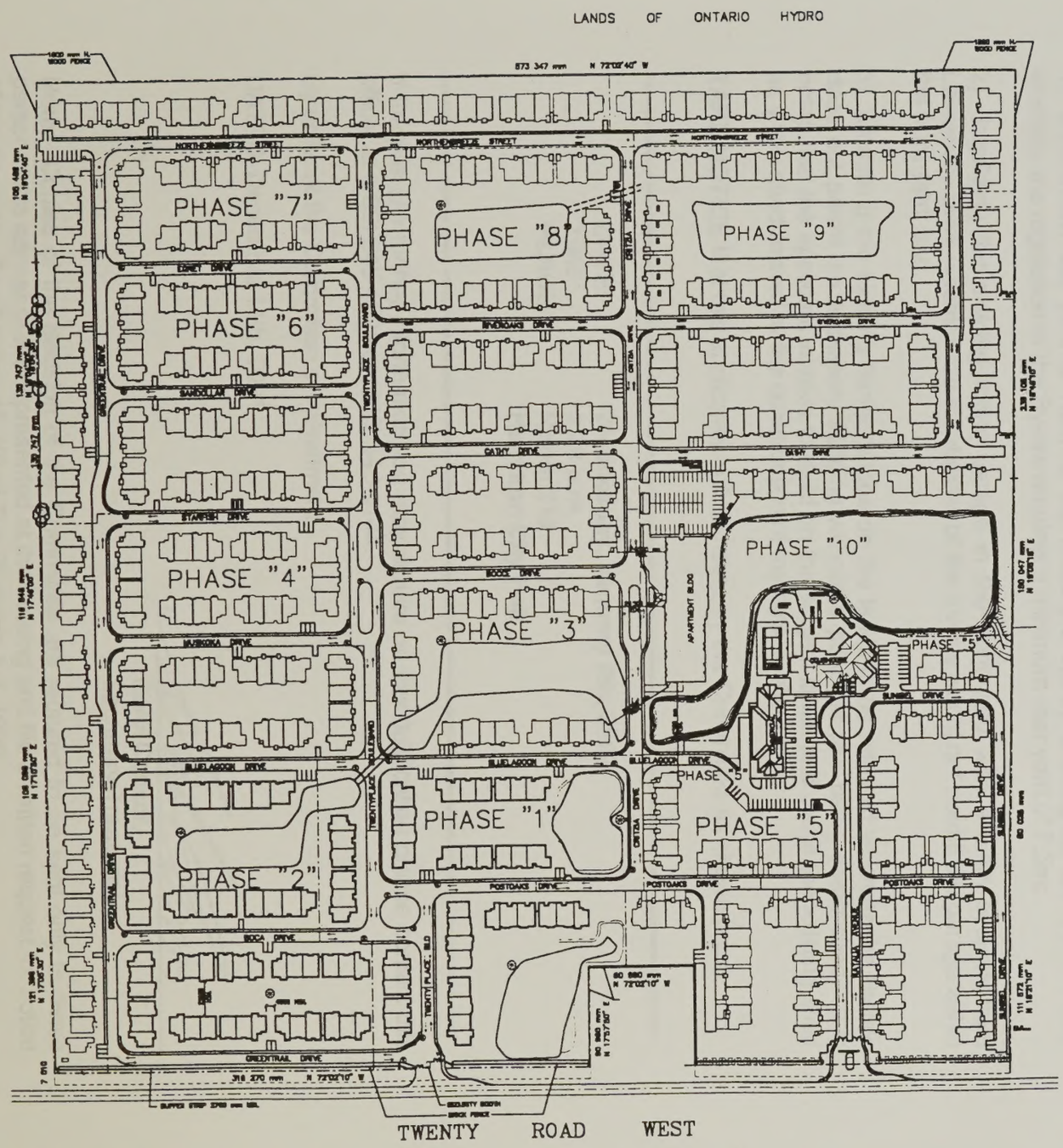
By order of the Committee of Adjustment,

DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



LEGEND

Ⓢ STOP SIGN

— — SPEED BUMP

SITE DEVELOPMENT DETAILS

NET LOT AREA	327 374 M² (32.73 Ha)
BUILDING COVERAGE	80 000 M²
GROSS FLOOR AREA	100 000 M²
BUILDING HEIGHT	10.7 M MAX. 7.5 M MAX.
No. OF UNITS	850 +
PARKING	1 370 PROP.
PAVED AREA	80 000 M²
LANDSCAPED AREA	157 374 M²

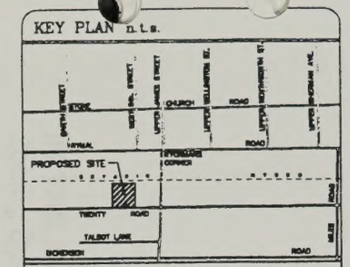
PARKING

TOWNHOUSES	
GARAGES	536
IN FRONT	536
IN LOT	50
PROVIDED	1 122
REQUIRED	536 X 1.3 = 696.8
SINGLES	
GARAGES	24
IN FRONT	24
IN LOT	10
PROVIDED	58
REQUIRED	24 X 1.3 = 31.2
APARTMENTS	
IN LOT	56
PROVIDED	56
REQUIRED	42 X 1.3 = 56
CLUBHOUSE	
PROVIDED	50
REQUIRED	480 M² @6.3 M²=50
COMMERCIAL BLDG.	
PROVIDED	18
REQUIRED	740 M² @45 M² = 16.44
TOTAL PROVIDED	1 370 SPACES
TOTAL REQUIRED	812 SPACES

UNIT COUNT

TYPE	No. OF UNITS	G.F.A. SQ.M./UNIT
TOWNHOUSE UNITS	564 UNITS	150 M² ±
SINGLE UNITS	24 UNITS	170 M² ±
APARTMENT BUILDING	42 UNITS	90 M² ±
CLUBHOUSE		480 M² ±
COMMERCIAL BUILDING		740 M²
TOTAL	850 + CLUBHOUSE & COMMERCIAL BLDG.	

KEY PLAN n.t.s.



SKETCH GL/A-01:220

LEGAL DESCRIPTION

PART OF LOT 4, CONCESSION 1
FORMERLY IN THE
TOWNSHIP OF GLANFORD
NOW BEING
PARTS 7,8 AND 9, PLAN 62R-7507
NOW IN THE
TOWNSHIP OF GLANBROOK
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

NOTES

ALL GARBAGE STORAGE SHALL BE CONTAINED INSIDE THE INDIVIDUAL UNIT. THE OUTSIDE STORAGE OF GARBAGE IS NOT PERMITTED.
THE COLLECTION OF GARBAGE SHALL BE ON AN INDIVIDUAL UNIT BASIS UNDER CONTRACT WITH THE GARBAGE COLLECTION AGENCY.

WORKS ON "TOWN PROPERTY"

PAVING, LANDSCAPING, SIDEWALKS, CURBS AND BOULEVARDS ON TOWN PROPERTY SHALL BE A PART OF THIS CONTRACT AND SHALL COMPLY WITH MUNICIPAL STANDARDS.

ALL WORKS TO BE COMPLETED WITHIN THE TWENTY Rd. ROAD ALLOWANCE SHALL BE COMPLETED TO THE SATISFACTION OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH AND THE TOWN OF GLANBROOK.

SITE DEVELOPMENT DETAILS

NET LOT AREA	327 374 M² (32.73 Ha)
BUILDING COVERAGE	80 000 M²
GROSS FLOOR AREA	100 000 M²
BUILDING HEIGHT	10.7 M MAX. 7.5 M MAX.
No. OF UNITS	850 +
PARKING	1 370 PROP.
PAVED AREA	80 000 M²
LANDSCAPED AREA	157 374 M²

REVISIONS

No.	COMMENT	DATE
1.	TOWNSHIP OF GLANBROOK	APR. 18/94
2.	PHASE "7"	AUG. 30/94
3.	PHASE "3"	NOV. 21/95
4.	PHASE "4"	AUG. 30/96
5.	PHASE "5"	SEPT. 30/97
6.	PHASE "6"	NOV. 11/98
7.	PHASE "7"	MAY 28/99
8.	PHASE "8"	JULY 30/99
9.	PHASE "9"	MAR. 31/00
10.	PHASE "10"	SEP. 18/00

LORNE HAVERTY LTD. Architect
279 MAIN STREET WEST
HAMILTON ONTARIO
L8P 1J8
905 546 1800
FAX 905 546 1021
email

COMP. NAME: \207\PLSA
JOB NO.: 9901
DRN BY: LH CHK BY: LH
SCALE: 1:1250
DRG. DATED: 94-05-28
PRINT DATED:

20 PLACE

GLANBROOK, ONT.

SITE PLAN

THE New! CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-01:223

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek).

AND IN THE MATTER OF Premises municipally known as 507 Glover Road, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"RR" (Rural Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Terry Giangregorio on behalf of the owner Eileen Giangregorio, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit:

1) a minimum rear yard of 1.3m for the existing 2 storey dwelling at 507 Gover Road whereas the regulation of the By-law requires a minimum rear yard of 7.5m;

2) legalizing the existing frame garage in the front yard with a 5.4m setback from Lakeshore Drive whereas the regulations of the By-law would not permit the garage within the front yard; and,

3) permitting the existing frame garage on the lands to be retained whereas the By-law does not permit an accessory building without a principal use being established. It is noted that the applicant intends to build on the subject lands and utilize the existing shed as a tool shed related to the construction of the new dwelling.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

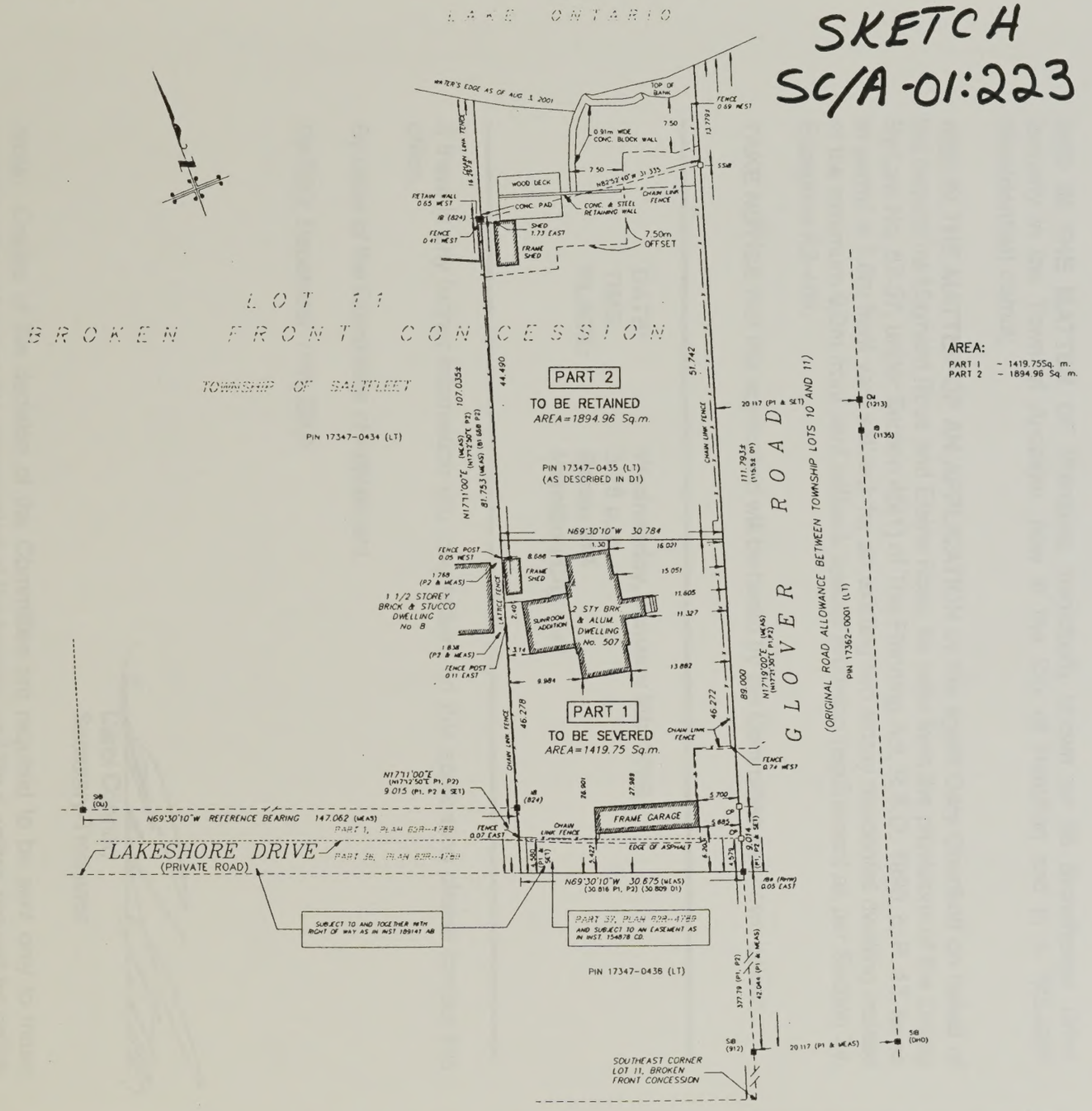
DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

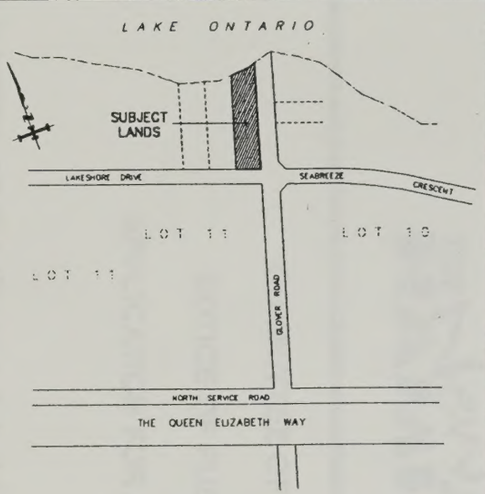
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
SC/A-01:223



AREA:
PART 1 - 1419.75Sq. m.
PART 2 - 1894.96 Sq. m.

SKETCH
PREPARED FOR SEVERANCE APPLICATION
BEING
PART OF LOT 11
BROKEN FRONT CONCESSION
IN THE GEOGRAPHIC TOWNSHIP OF SALTFLEET
KNOWN AS MUNICIPAL No 507 GLOVER ROAD
BEING IN THE
CITY OF HAMILTON
SCALE 1 : 400
0 5 10 20 metres
MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2001



KEY PLAN
NOT TO SCALE

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

SEPTEMBER 18, 2001
DATE

Plot date: 2001/8/27 - 10:40
CAD FILE: E:\SALT\CONBFL\0711\01053\01053K.DWG

MACKAY MACKAY & PETERS LIMITED
Established 1908
ONTARIO LAND SURVEYORS
GROUND FLOOR
554 MAIN STREET EAST
HAMILTON, ONTARIO L8M 1J3
PHONE: (905) 526-7471
FAX: (905) 526-0787
e-mail: hamilton@mmplimited.com

DRAWN BY:	E.H.
PARTY CHIEF:	W.D.
CHECKED BY:	J.A.K.
PROJECT NO:	01-053-2K (H)

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-01:214

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster).

AND IN THE MATTER OF Premises municipally known as 86 Stonehenge Drive, formerly in the Town of Ancaster, now in the City of Hamilton and in a **"R3-409" (Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Gary Chertkoff on behalf of the owners Ira Maynard Ross and Elaine Ross, for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a 7.6m front yard setback for an existing two storey residential dwelling instead of the minimum 9.0m front yard setback special provision requirement as per Section 34, Exception R3-409.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**3:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office.

By order of the Committee of Adjustment,

DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

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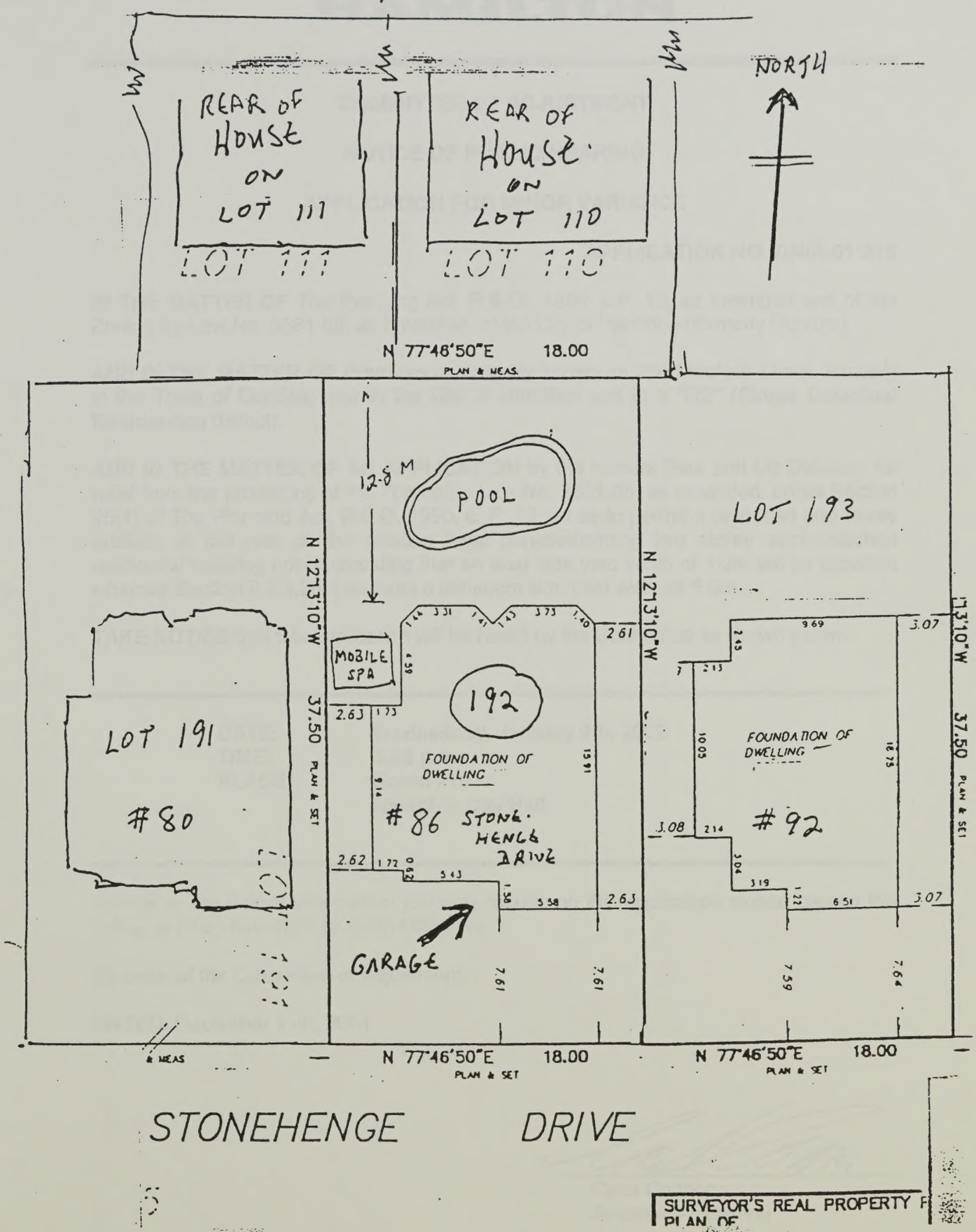
SKETCH
A/N/A-01:214



THE New! CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. DN/A-01:216

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3581-86, as amended, of the City of Hamilton (formerly Dundas).

AND IN THE MATTER OF Premises municipally known as 254 MacNab Street, formerly in the Town of Dundas, now in the City of Hamilton and in a **"R2" (Single Detached Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Paul and Liz Delaney, for relief from the provisions of the Zoning By-Law No. 3581-86, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed one storey addition at the rear of the existing legal non-conforming two storey semi-detached residential dwelling notwithstanding that an east side yard width of 1.2m will be provided whereas Section 9.2.2.2(iv) requires a minimum side yard width of 5.0m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

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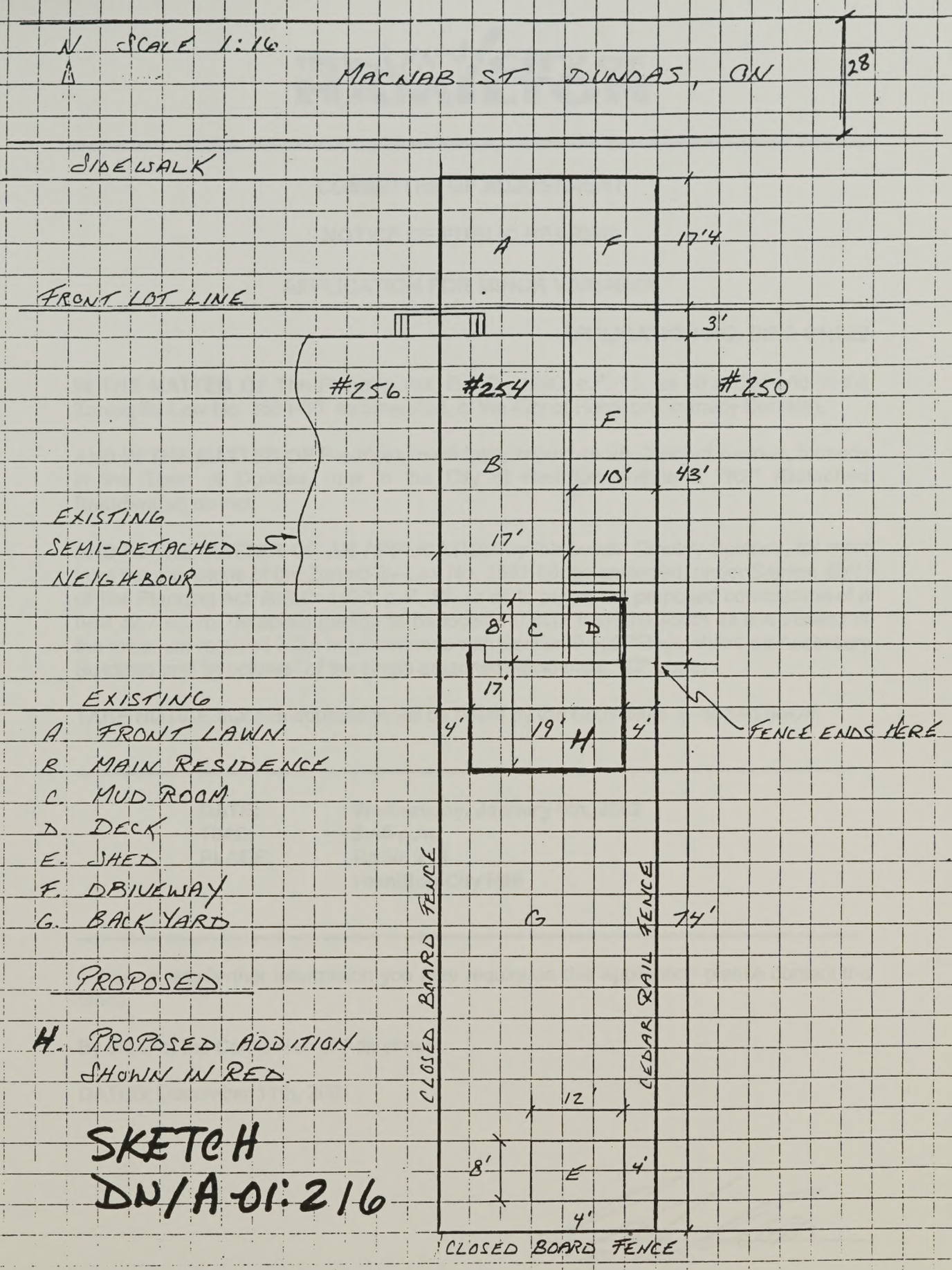

EXISTING

A. FRONT LAWN
B. MAIN RESIDENCE
C. MUD ROOM
D. DECK
E. SHED
F. DRIVEWAY
G. BACK YARD

PROPOSED

H. PROPOSED ADDITION SHOWN IN RED.

SKETCH
DN/A-01:216

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. DN/A-01:222

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3581-86, as amended, of the City of Hamilton (formerly Dundas).

AND IN THE MATTER OF Premises municipally known as 25 Concord Avenue, formerly in the Town of Dundas, now in the City of Hamilton and in a **"R2" (Detached Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Timothy Spinney, for relief from the provisions of the Zoning By-Law No. 3581-86, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the proposed construction of a new 32.7 sq. m. detached garage to be located 0.83m from the south lot line instead of the minimum required 2.0m in accordance with Section 9.5(d) "Regulations for Accessory Buildings and Structures" of the single detached Residential "R2" zone.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**3:40 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office.

By order of the Committee of Adjustment,

DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

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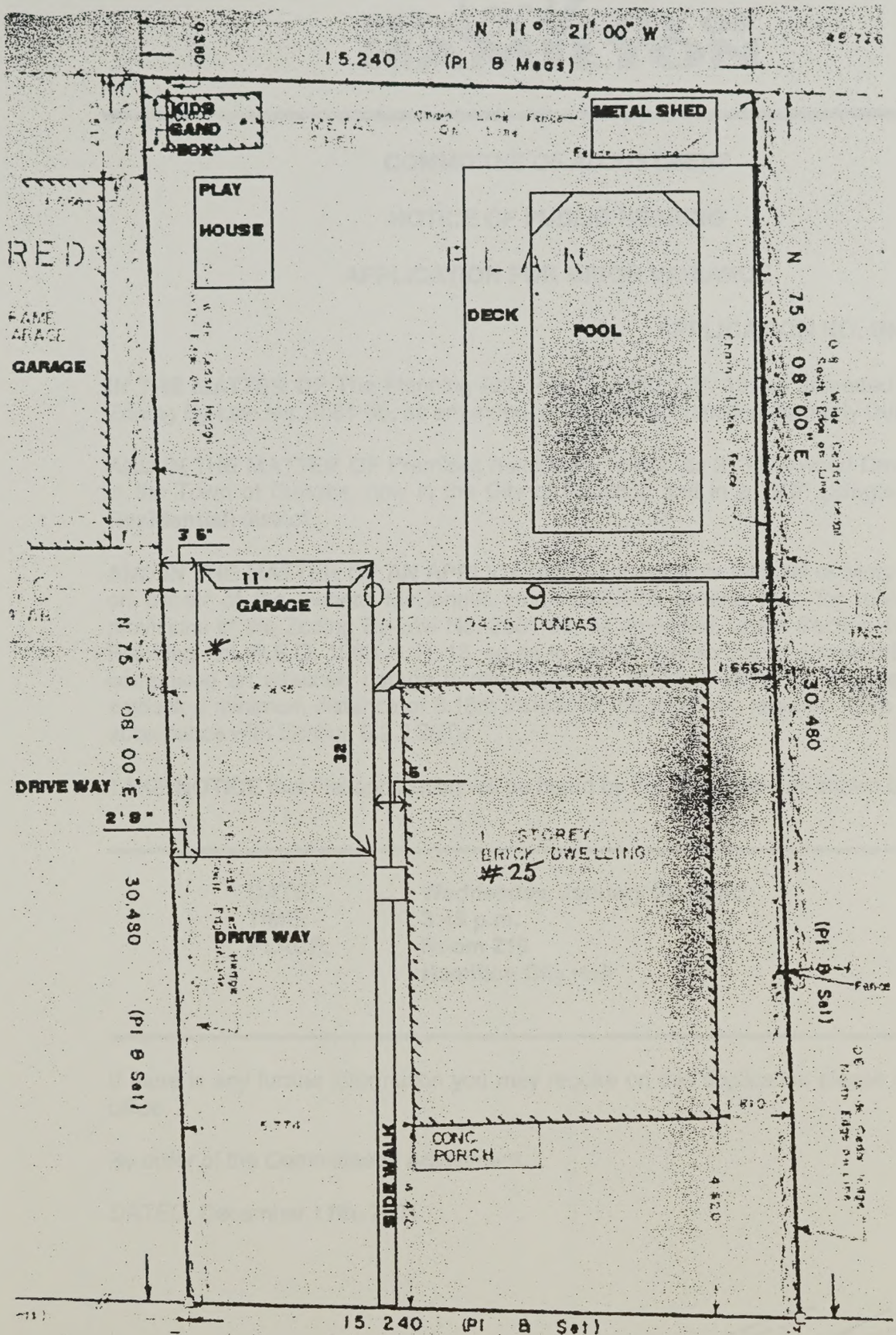

CONCORD AVENUE

SKETCH

DN/A-01-222

THE New! CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. DN/A-01:224

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3581-86, as amended, of the City of Hamilton (formerly Dundas).

AND IN THE MATTER OF Premises municipally known as 213 Kirkwood Drive, formerly in the Town of Dundas, now in the City of Hamilton and in a **"R2" (Single Detached Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agents Michael or Mary McConnell on behalf of the owners McConnell Homes/829028 Ontario Inc., for relief from the provisions of the Zoning By-Law No. 3581-86, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit that portion of a residential dwelling comprising an attached garage fronting onto the flankage street at a corner lot to be setback a minimum distance of 5.18m instead of the minimum required 6.0m distance in accordance with Section 9.2.2.2(iii).

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**3:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office.

By order of the Committee of Adjustment,

DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

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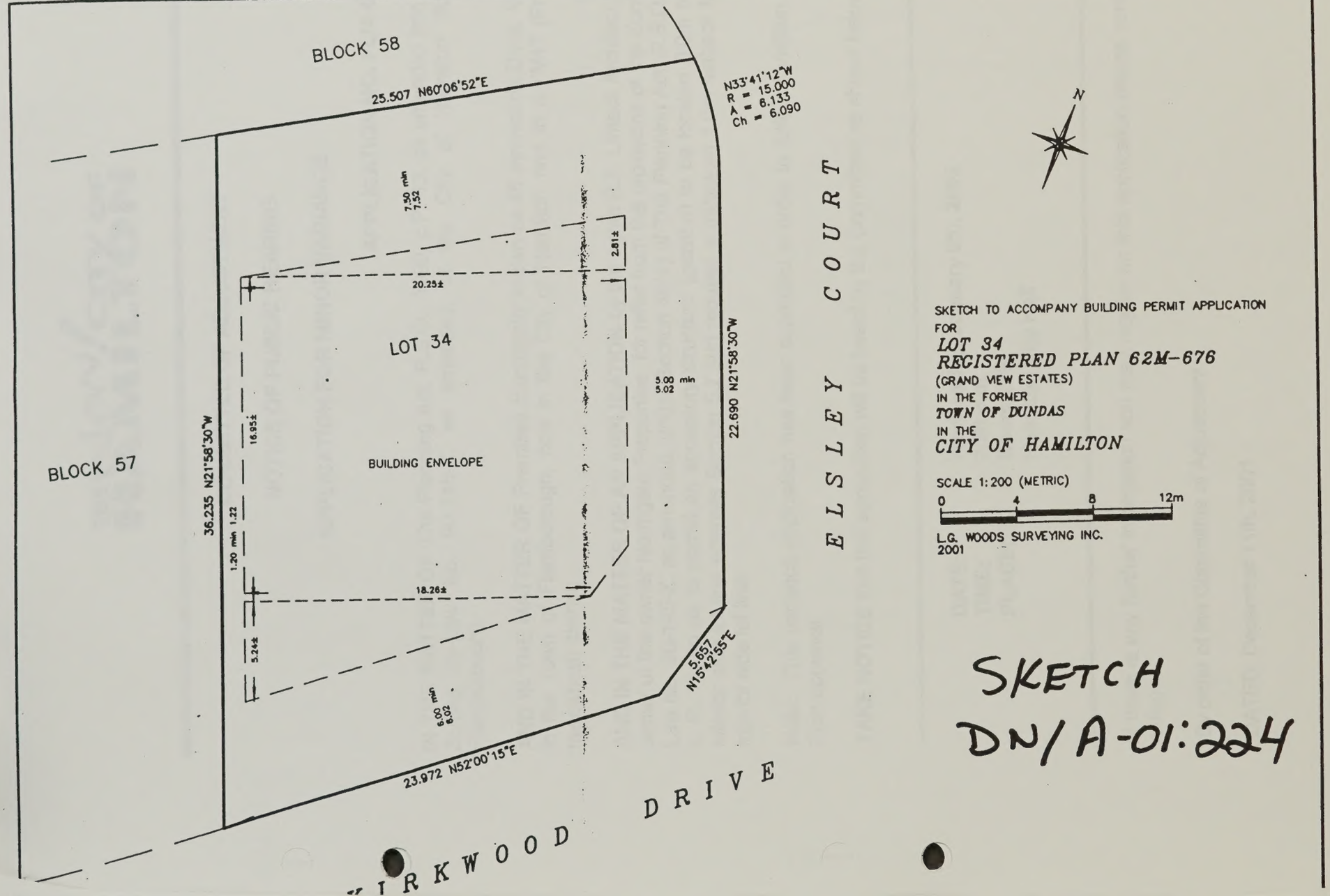

N

SKETCH TO ACCOMPANY BUILDING PERMIT APPLICATION
FOR
LOT 34
REGISTERED PLAN 62M-676
(GRAND VIEW ESTATES)
IN THE FORMER
TOWN OF DUNDAS
IN THE
CITY OF HAMILTON

SCALE 1:200 (METRIC)

0 4 8 12m

L.G. WOODS SURVEYING INC.
2001

SKETCH
DN/A-01:224

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. FL/A-01:221

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough).

AND IN THE MATTER OF Premises municipally known as 45 Innovation Drive, formerly in the Town of Flamborough, now in the City of Hamilton and in a **"M1" (Prestige Industrial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent R.F. Lintack Architect Inc. on behalf of the owner Northgate Properties, for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit an accessory structure (gazebo) to be located 0.0m from an interior side lot line whereas Section 5.2.3(c) requires a minimum 1.0m setback from an interior side lot line.

Note: This variance applciation has been submitted in order to fulfil a condition of Site Plan approval.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**3:50 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office.

By order of the Committee of Adjustment,

DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

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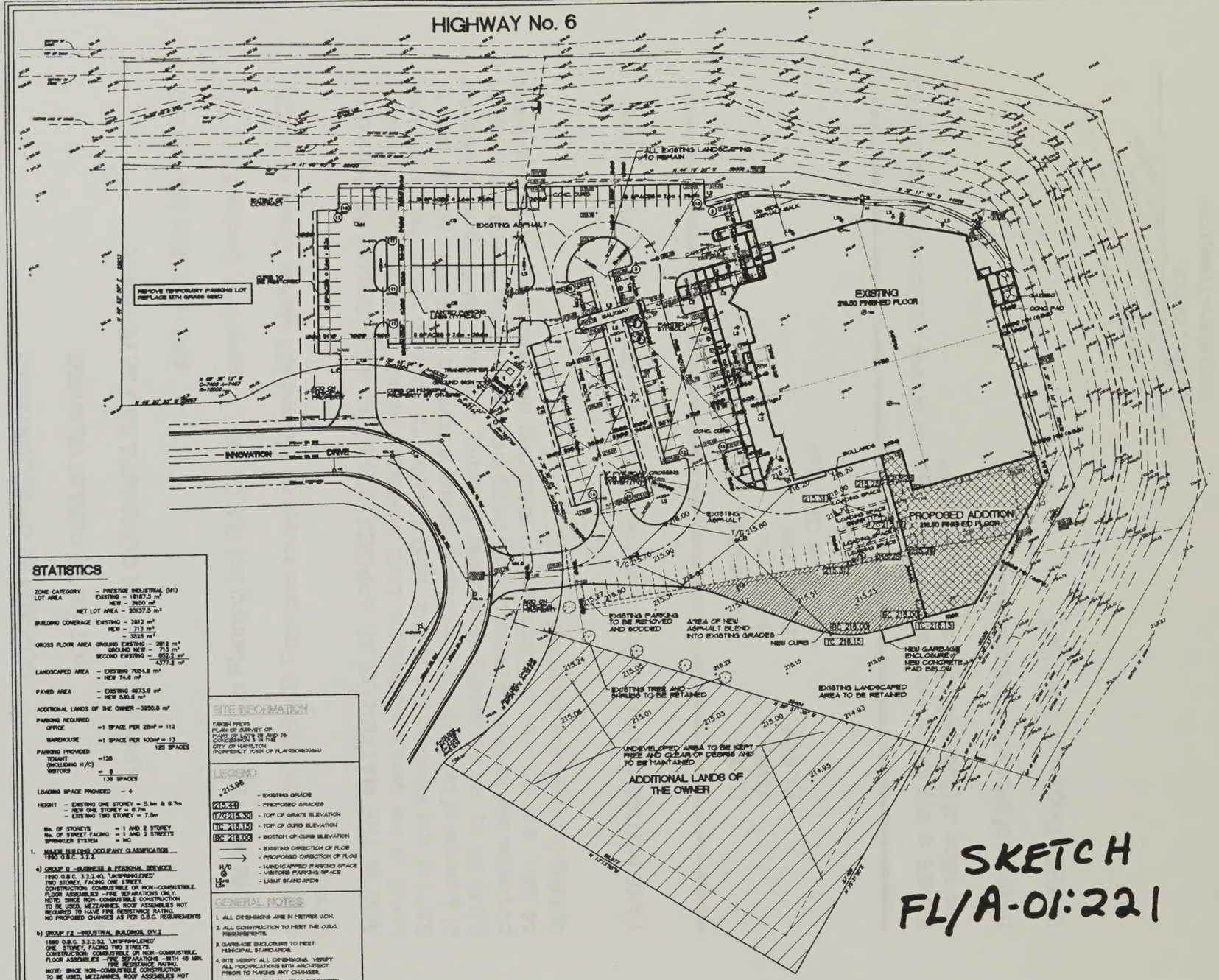
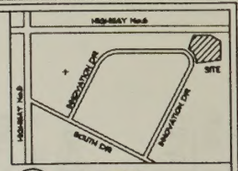




2 SP1 KEY PLAN
SCALE N.T.S.

STATISTICS

ZONE CATEGORY – PRESTIGE INDUSTRIAL (M1)
LOT AREA EXISTING – 18167.3 m²
NEW – 3820 m²
NET LOT AREA – 30137.5 m²

BUILDING COVERAGE EXISTING – 2812 m²
NEW – 713 m²
– 3525 m²

GROSS FLOOR AREA GROUND EXISTING – 2812 m²
GROUND NEW – 713 m²
SECOND EXISTING – 852.2 m²
4377.2 m²

LANDSCAPED AREA – EXISTING 7054.8 m²
– NEW 74.8 m²

PAVED AREA – EXISTING 4873.8 m²
– NEW 530.8 m²

ADDITIONAL LANDS OF THE OWNER – 3050.8 m²

PARKING REQUIRED
OFFICE =1 SPACE PER 28m² = 112
WAREHOUSE =1 SPACE PER 100m² = 13
125 SPACES

PARKING PROVIDED
TENANT =128
(INCLUDING H/C)
VISITORS = 8
138 SPACES

LOADING SPACE PROVIDED – 4

HEIGHT – EXISTING ONE STOREY = 5.1m & 6.7m
– NEW ONE STOREY = 6.7m
– EXISTING TWO STOREY = 7.5m

No. OF STOREYS = 1 AND 2 STOREY
No. OF STREET FACING = 1 AND 2 STREETS
SPRINKLER SYSTEM = NO

1. MAJOR BUILDING OCCUPANCY CLASSIFICATION
1990 O.B.C. 3.2.2.

a) GROUP D –BUSINESS & PERSONAL SERVICES
1990 O.B.C. 3.2.2.40, 'UNSPRINKLERED'
TWO STOREY, FACING ONE STREET.
CONSTRUCTION: COMBUSTIBLE OR NON–COMBUSTIBLE.
FLOOR ASSEMBLIES –FIRE SEPARATIONS ONLY.
NOTE: SINCE NON–COMBUSTIBLE CONSTRUCTION TO BE USED, MEZZANINES, ROOF ASSEMBLIES NOT REQUIRED TO HAVE FIRE RESISTANCE RATING.
NO PROPOSED CHANGES AS PER O.B.C. REQUIREMENTS

b) GROUP F2 –INDUSTRIAL BUILDINGS, DIV.2
1990 O.B.C. 3.2.2.52, 'UNSPRINKLERED'
ONE STOREY, FACING TWO STREETS.
CONSTRUCTION: COMBUSTIBLE OR NON–COMBUSTIBLE.
FLOOR ASSEMBLIES –FIRE SEPARATIONS –WITH 45 MIN. FIRE RESISTANCE RATING.
NOTE: SINCE NON–COMBUSTIBLE CONSTRUCTION TO BE USED, MEZZANINES, ROOF ASSEMBLIES NOT REQUIRED TO HAVE FIRE RESISTANCE RATING.
EQUIVALENT TO 1997 O.B.C. 3.2.2.70

SITE INFORMATION

TAKEN FROM
PLAN OF SURVEY OF
PART OF LOTS 28 AND 29
CONCESSION 3 IN THE
CITY OF HAMILTON
FORMERLY TOWN OF FLAMBOROUGH

LEGEND

213.96 – EXISTING GRADE
215.44 – PROPOSED GRADES
T/G 215.30 – TOP OF GRATE ELEVATION
TC 215.15 – TOP OF CURB ELEVATION
BC 214.00 – BOTTOM OF CURB ELEVATION
→ – EXISTING DIRECTION OF FLOW
→ – PROPOSED DIRECTION OF FLOW
H/C – HANDICAPPED PARKING SPACE
– VISITORS PARKING SPACE
– LIGHT STANDARDS

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METRES (C.M.).
2. ALL CONSTRUCTION TO MEET THE O.B.C. REQUIREMENTS.
3. GARBAGE ENCLOSURE TO MEET MUNICIPAL STANDARDS.
4. SITE VERIFY ALL DIMENSIONS. VERIFY ALL MODIFICATIONS WITH ARCHITECT PRIOR TO MAKING ANY CHANGES.
5. MAKE GOOD OF ALL AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION.

NOTES ON SITE PLAN:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR, DEVELOPMENT DIVISION, PLANNING AND DEVELOPMENT DEPARTMENT.

2. FIRE ROUTE SIGNS AND 3–WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.

3. MAIN DRIVEWAYS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.

4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.

5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

– ROAD CUT PERMITS
– SEWER PERMITS
– APPROACH APPROVAL PERMITS
– RELOCATION OF SERVICES
– COMMITTEE OF ADJUSTMENT
– ENCROACHMENT AGREEMENTS (IF REQUIRED)

6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, TRANSPORTATION, OPERATIONS AND ENVIRONMENTAL DEPARTMENT.

7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED ON THE SITE PLAN:

"_____ METRE BY _____ METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."

NOTES ON GRADING PLAN:

1. ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE DIRECTOR, DEVELOPMENT DIVISION, PLANNING AND DEVELOPMENT DIVISION.

2. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.

3. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

– ROAD CUT PERMITS
– SEWER PERMITS
– APPROACH APPROVAL PERMITS
– RELOCATION OF SERVICES
– COMMITTEE OF ADJUSTMENT
– ENCROACHMENT AGREEMENTS (IF REQUIRED)

NOTES ON LANDSCAPE PLAN:

1. ANY PLANT MATERIAL SUBSTITUTIONS REQUIRE THE APPROVAL OF THE CITY OF HAMILTON.

2. PLANT MATERIAL AND FENCING SHALL BE MINIMUM TO BE PROVIDED BY THE OWNER. ANY ADDITIONS MUST COMPLY TO THE ZONING BY–LAW.

3. ANY SODDING, PLANTING OR WORK ON LANDS ABUTTING THE PROPERTY FROM THE LOT LINES TO THE SIDEWALK AND CURBING, SHALL BE TO THE SATISFACTION OF THE CITY.

4. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO THE END OF FIRST GROWING SEASON FOLLOWING OCCUPANCY OF THE DEVELOPMENT.

5. UNLESS OTHERWISE SPECIFIED ALL LANDSCAPED AREA TO BE SODDED.

6. UNLESS OTHERWISE SPECIFIED ALL UNDEVELOPED AREA SHALL BE UNDISTURBED AND KEPT FREE AND CLEAR OF DEBRIS AND MAINTAINED.

7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED ON THE SITE PLAN:

"_____ METRE BY _____ METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."

SKETCH
FL/A-01:221

1 A1 SITE PLAN, GRADING PLAN + LANDSCAPE PLAN
SCALE 1:400

R.F. LINTACK ARCHITECT INCORPORATED
244 James Street South
Hamilton, Ontario
L8P 3B1
Tel: (905) 522–6165
Fax: (905) 522–2209

This drawing must not be scaled. General Contractor shall verify all dimensions and conditions of the work. Any errors and omissions are to be reported immediately to the Architect.

No.	Revisions	Date
2	ISSUED FOR TENDER	SEPT. 17 2001
1	ISSUED FOR REVIEW	SEPT. 7 2001

PROPOSED WAREHOUSE ADDITION FOR:
stryker CANADA
45 INNOVATION DR.
HAMILTON, ONTARIO

job no.	01.26
dwg. file	01.26A1
dwn. by	SB
scale	1 : 400
date	JUNE 2001

dwg. title
SITE PLAN, GRADING PLAN & LANDSCAPE PLAN

dwg. A1 of 7

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. B-01:67

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as 150 and 160 Market Street, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Stephan M. Frankel on behalf of the owner Homestead Land Holdings Limited, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land (150 Market Street) having a frontage of 54.86m, and an area of 2,245.96 sq. m. containing an existing 13 storey apartment building for residential purposes, and to retain a parcel of land, being irregular in shape, having a frontage of 44.39m, and an area of 5,955 sq. m. containing an existing 25 storey apartment building for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**3:55 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

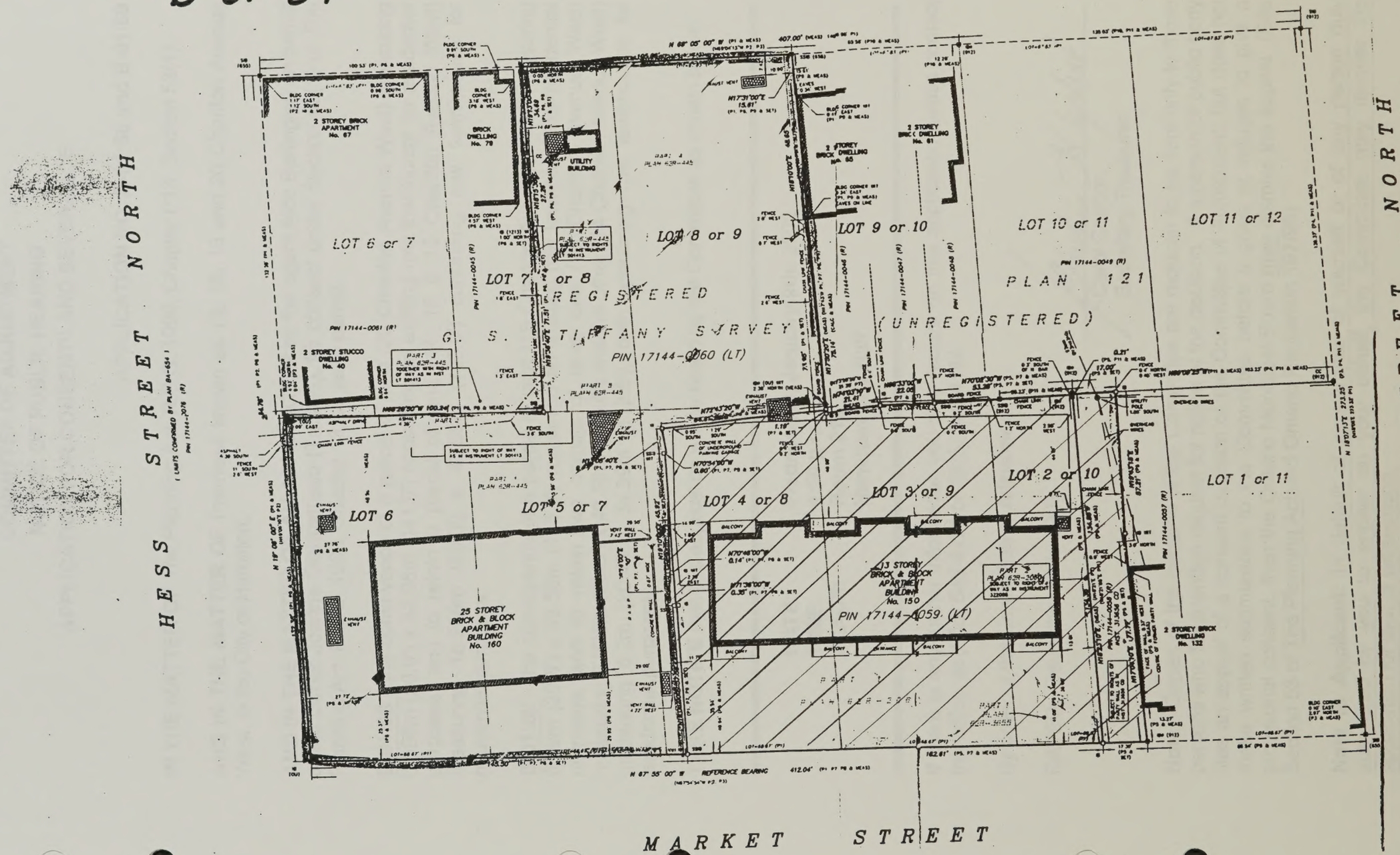
DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
B-01: 67



THE New! CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. B-01:68 and B-01:69

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as 14, 16, 18 and 20 Charlton Avenue West, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Aldo Berlingieri on behalf of the owner Joanne Giannattasio (Trustee), for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit:

B-01:68 - the conveyance of a parcel of land (20 Charlton Avenue West) measuring 6.096m (20.0') x 42.98m (141.0') containing an existing row townhouse for residential purposes, and to retain a parcel of land (14, 16 & 18 Charlton Avenue West) measuring 18.288m (60.0') x 43.58m (143.0') containing row townhouses for residential purposes.

B-01:69 - the conveyance of a parcel of land (16 Charton Avenue West) measuring 6.19m (20.3') x 43.58m (143.0') containing an existing row townhouse for residential purposes, and to retain two parcels of land; one (18 Charlton Avenue West) measuring 6.096m (20.0') x 43.58m (143.0') and the other (14 Charlton Avenue West) measuring 6.2m (20.4') x 34.39m (112.5'), both containing row townhouses for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**4:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
B-01:68
B-01:69

= 15'
10' 20' 30' feet

LDWORTH O.L.S.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1354512
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).

YOR'S CERTIFICATE:

THAT:

RVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
RVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
E REGULATIONS MADE UNDER THEM

RVEY WAS COMPLETED ON THE 11th DAY OF MAY 2001

E 14, 2001

LEGEND:
(824) DENOTES A. T. McLAREN O.L.S.
(O.U.) DENOTES ORIGIN UNKNOWN
(01) DENOTES INSTRUMENT No 378160 A.B.
(02) DENOTES INSTRUMENT No 173029
(P1) DENOTES PLAN 62R-3761
(P2) DENOTES PLAN OF SURVEY BY THE TY OF HAMILTON (P-910)
(N.) DENOTES PREVIOUS SURVEY NOTES BY A. J. CLARKE & ASSOCIATES LTD.

IMPERIAL NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN FE AND CAN BE CONVERTED TO METRES BY

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE NORTHERN L OF CHARLTON AVENUE WEST AS SHOWN ON A PLAN SURVEY BY THE CITY OF HAMILTON

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JUNE 14, 2001
BUILDING TIES SHOWN HEREON ARE TO FOUNDATION UNLESS OTHERWISE NOTED
THIS REPORT WAS PREPARED FOR NATIONAL TRUST CO

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1

THE New! CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. B-01:70 & B-01:71

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as 200, 202 and 204 Cannon Street East, and 73, 75, 77, 79 and 81 Cathcart Street, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent James Webb on behalf of the owner 1463740 Ontario Limited, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit:

B-01:70 - the conveyance of an irregular shaped parcel of land having a frontage of 8.5m (27.81'), and an area of 522 sq. m. (5,622 sq. ft.) to be added to lands known municipally as 192 Cannon Street East for commercial purposes, and to retain a parcel of land having a frontage of 20.3m (66.82') and an area of 921 sq. m. (9,915 sq. ft.) containing two storey brick dwellings, one storey brick building and two storey brick dwelling for residential and commercial purposes.

B-01:71 - the conveyance of a parcel of land (77 Cathcart Street) measuring 8.8m (28.92') x 21.8m (71.67') containing an existing dwelling for residential purposes, and to retain two parcels of land; one measuring 20.3m (66.82') x 25.8m (84.58') and the other measuring 8.4m (27.75') x 23.9m (78.4') containing two storey brick dwellings and one and two storey brick building for residential and commercial purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**4:05 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: December 11th, 2001

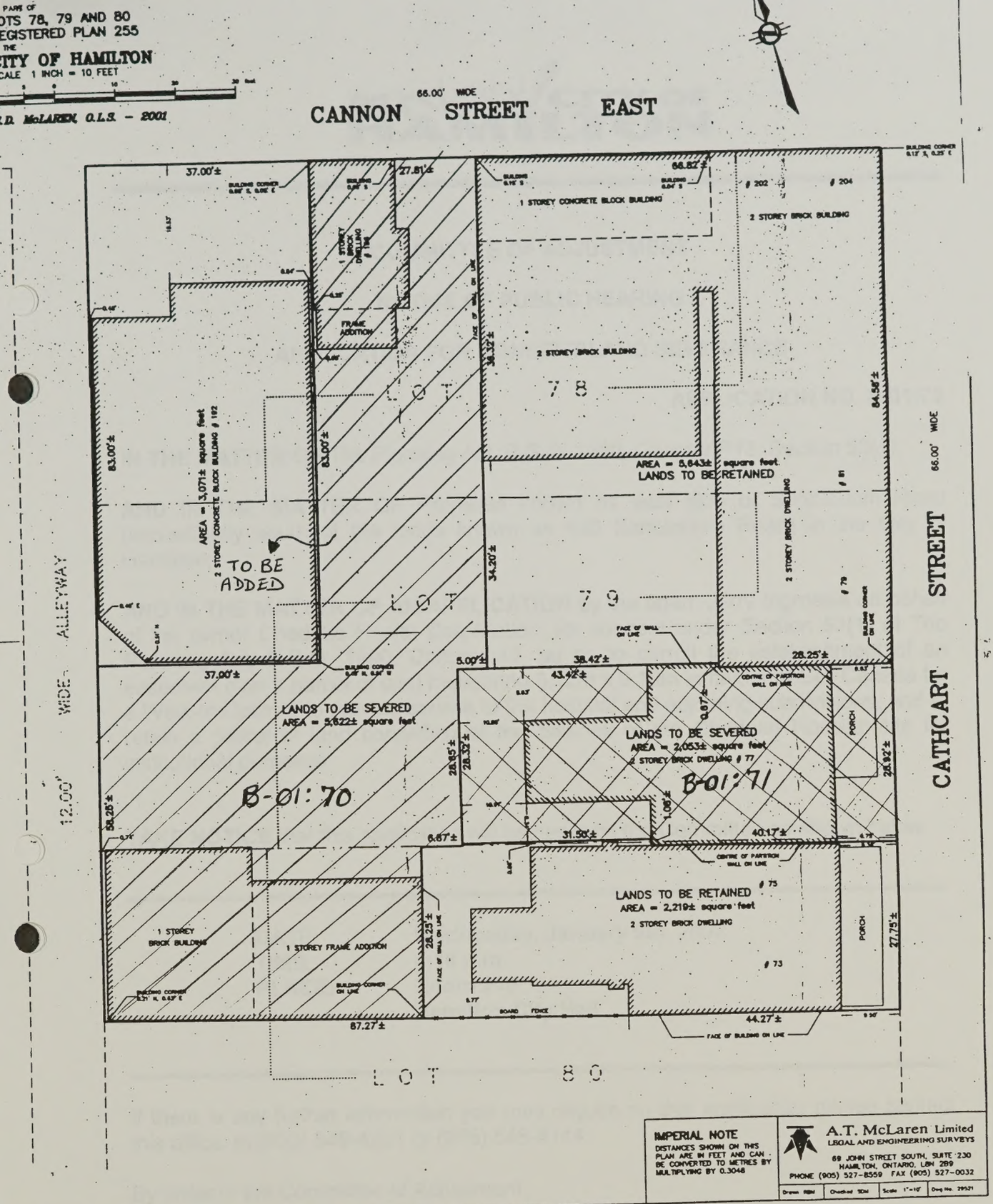
Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

PART OF
LOTS 78, 79 AND 80
REGISTERED PLAN 255
IN THE
CITY OF HAMILTON
SCALE 1 INCH = 10 FEET

R.D. McLAREN, O.L.S. – 2001



IMPERIAL NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn: RBM | Checked: SDM | Scale: 1"=10' | Dwg No. 29521

SKETCH
B-01:70
B-01:71

THE New! CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. B-01:72

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as east side of Sanatorium Road (immediately south of the lands known as 630 Sanatorium Road) in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Jerry Ingrassia on behalf of the owner Chedoke Health Corporation, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the establishment of an easement over a parcel of land measuring 6.12m x 9.10m in favour of Bell Canada for a Walk-In Cabinet to provide service to the hospital and adjoining subdivisions, and to retain a parcel of land consisting of the balance of the Chedoke Hospital site for institutional purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**4:10 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

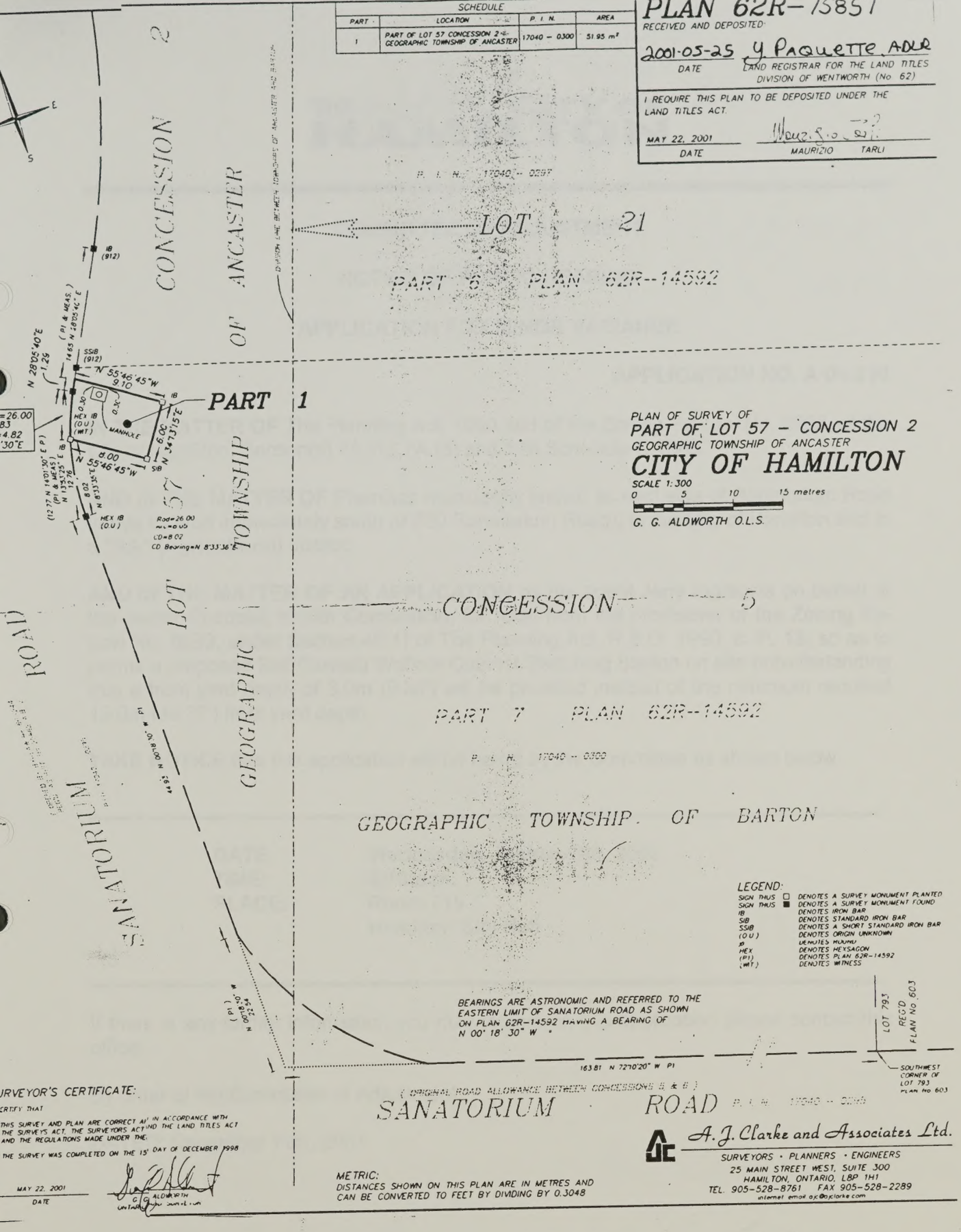
By order of the Committee of Adjustment,

DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH
B-01: 72

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A-01:219

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 7A.(1), 7A.(3) and 19B Schedule S-1363

AND IN THE MATTER OF Premises municipally known as east side of Sanatorium Road (lands located immediately south of 630 Sanatorium Road), in the City of Hamilton and in a **"AA" (Agricultural)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Jerry Ingrassia on behalf of the owner Chedoke Health Corporation, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed Bell Canada Walk-In Cabinet Switching Station on site notwithstanding that a front yard depth of 3.0m (9.84') will be provided instead of the minimum required 12.0m (39.37') front yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**4:10 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office.

By order of the Committee of Adjustment,

DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SCHEDULE			
PART	LOCATION	P. I. N.	AREA
1	PART OF LOT 57 CONCESSION 2 GEOGRAPHIC TOWNSHIP OF ANCASTER	17040 – 0300	51.85 m²

PLAN 62R-15857

RECEIVED AND DEPOSITED:

2001-05-25 — DATE

Y. Paquette, ADLR — LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

MAY 22, 2001 — DATE

Maurizio Tarli — MAURIZIO TARLI

SKETCH
A-01:219

CONCESSION 2

DIVISION LINE BETWEEN TOWNSHIPS OF ANCASTER AND BARTON

P. I. N. 17040 – 0297

LOT 21

PART 6 PLAN 62R-14592

T (812)

CONCESSION OF ANCASTER

SSIB (812)

N 55°46'45" W 9.10

PART 1

MH (O.U.) (MT.)

MANHOLE

O.K.

6.00

N 34°13'15" E

S 55°46'45" E 8.00

S8

MH (O.U.)

Rad=26.00
L=4.68
CD=8.02
CD Bearing=N 8°33'36" E

LOT 57 GEOGRAPHIC TOWNSHIP

PLAN OF SURVEY OF
PART OF LOT 57 – CONCESSION 2
GEOGRAPHIC TOWNSHIP OF ANCASTER
CITY OF HAMILTON

SCALE 1:300
0 5 10 15 metres

G. G. ALDWORTH O.L.S.

CONCESSION 5

PART 7 PLAN 62R-14592

P. I. N. 17040 – 0300

GEOGRAPHIC TOWNSHIP OF BARTON

SANATORIUM

LEGEND:

SIB/	DENOTES A SURVEY MONUMENT PLANTED
SIB\	DENOTES A SURVEY MONUMENT FOUND
IB	DENOTES IRON BAR
SB	DENOTES STANDARD IRON BAR
SSIB	DENOTES A SHORT STANDARD IRON BAR
(O.U.)	DENOTES ORIGIN UNKNOWN
M	DENOTES MONUMENT
HEX	DENOTES HEXAGON
(P1)	DENOTES PLAN 62R-14592
(MT.)	DENOTES WITNESS

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE EASTERN LIMIT OF SANATORIUM ROAD AS SHOWN ON PLAN 62R-14592 HAVING A BEARING OF N 00° 18' 30" W

163.81 N 72°10'20" W P1

LOT 793 REGD. PLAN No. 603

SOUTHWEST CORNER OF LOT 793 PLAN No. 603

(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 5 & 6)

SANATORIUM ROAD P. I. N. 17040 – 0298

R'S CERTIFICATE:

T. AND PLAN ARE CORRECT AS IN ACCORDANCE WITH
'S ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
EGULATIONS MADE UNDER THEM.
T WAS COMPLETED ON THE 15 DAY OF DECEMBER 2000

2, 2001
ATE

G. G. ALDWORTH
Ontario Land Surveyor

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
internet email ajc@ajclarke.com

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A-01:217

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 14(1) and 19(3)

AND IN THE MATTER OF Premises municipally known as 20 Wentworth Street South, in the City of Hamilton and in a **"H" (Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Joshua M. Bach on behalf of the owner Perry Bradley, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the conversion of the existing commercial/residential building to provide for one (1) additional dwelling unit for a total of two (2) dwelling units notwithstanding that the lot on which the building is standing does not provide a minimum 180m radial distance from a previously converted building.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**4:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office.

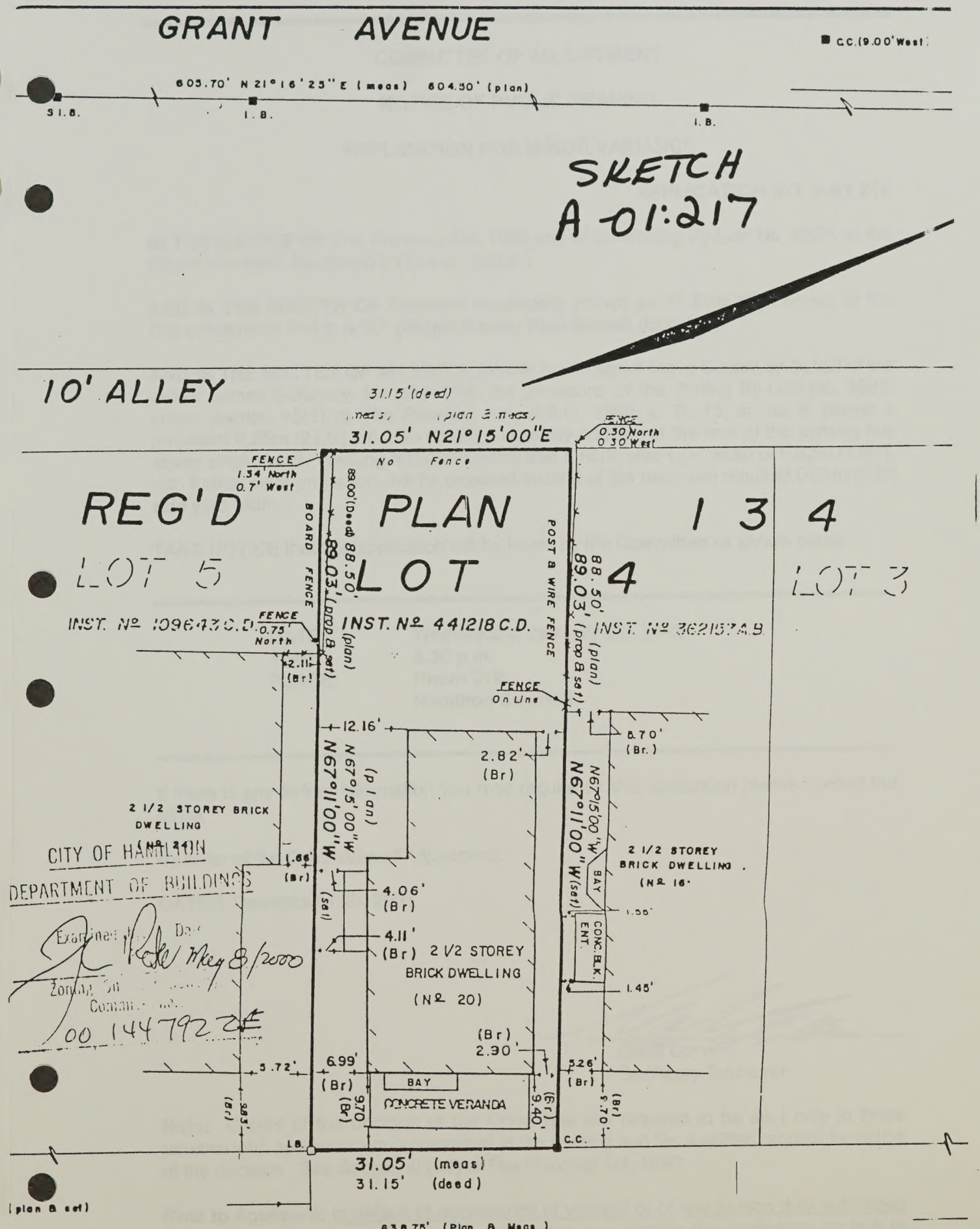
By order of the Committee of Adjustment,

DATED: December 11th, 2001

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SURV
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LEGE
SURVE
SURVE
STANDA
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THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A-01:218

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9.(1) and 18.(3)(v)

AND IN THE MATTER OF Premises municipally known as 51 East 19th Street, in the City of Hamilton and in a **"C" (Single Family Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Steve Collard on behalf of the owner James Galloway, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed 6.55m (21.5') x 6.25m (20.5') one storey addition at the rear of the existing two storey single family dwelling notwithstanding that a north side yard width of 0.32m (1.08'), with further eave projection, will be provided instead of the minimum required 0.91m (3.0') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 9th, 2002**
TIME:	**4:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office.

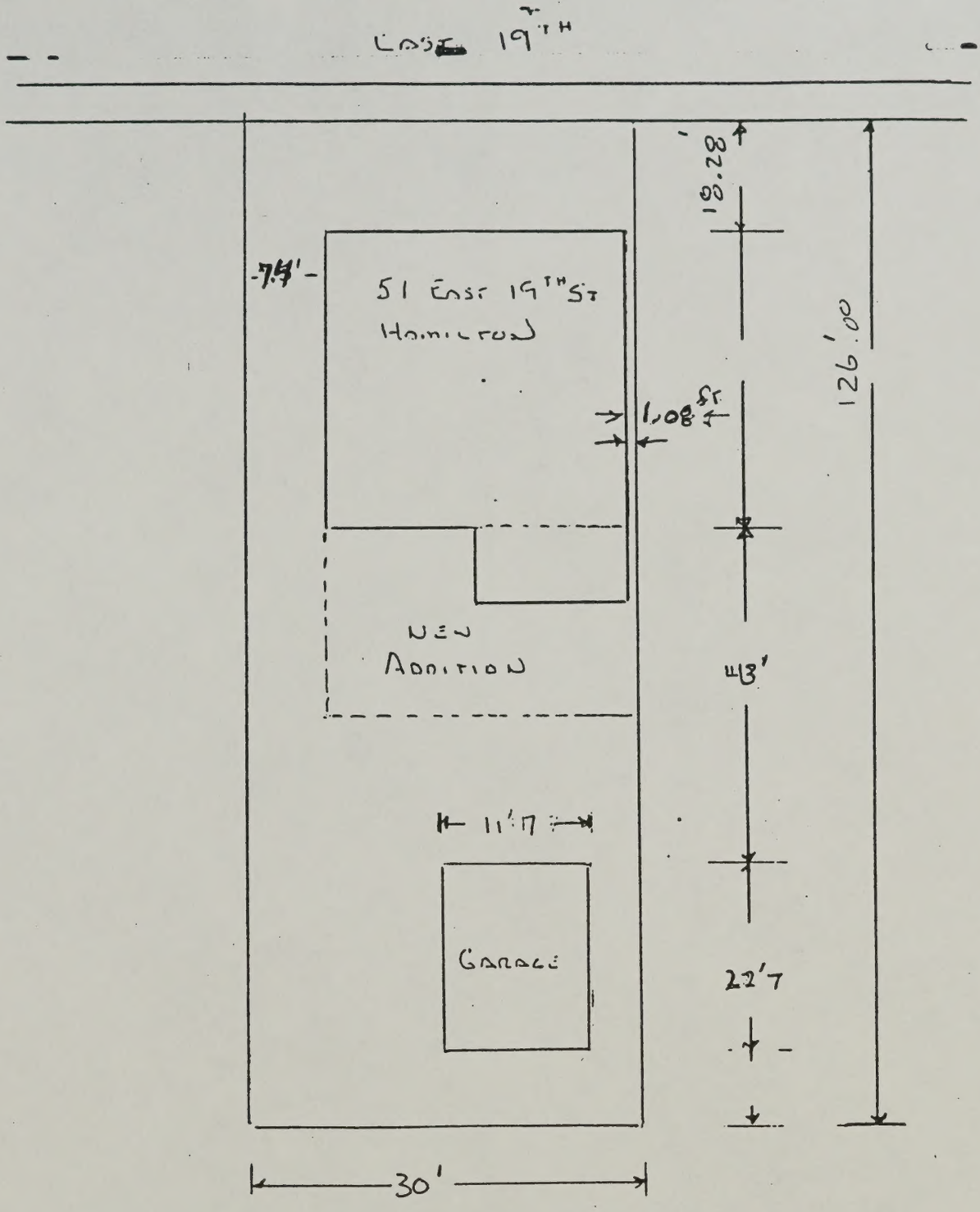
By order of the Committee of Adjustment,

DATED: December 13th, 2001

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



CITY OF HAMILTON
BUILDING & LICENSING DIVISION
#01-172630
NOV 21 2001

LOT PLAN. 51 EAST 19TH ST.
HAMILTON ONT.

SKETCH
A-01:218

Site Copy

URBAN MUNICIPAL

CA5 ON HAM
A34
2002

THE New! CITY OF HAMILTON

URBAN MUNICIPAL

JAN 24 2002

GOVERNMENT DOCUMENTS

AGENDA
COMMITTEE OF ADJUSTMENT

URBAN MUNICIPAL

JAN 2 1 2002

GOVERNMENT DOCUMENTS

****

Date: Wednesday, January 23rd, 2002
Time: 3:00 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
3:15 p.m.	**S-33-01**	**1267 Paramount Drive (Stoney Creek)**	**Agent A. J. Clarke & Assoc. Owner Pentecostal Holding Corp**
3:20 p.m.	GL/A-01:225	Southbrook Drive (Glanbrook)	Agent A. J. Clarke & Assoc. Owner Rob-Geof Properties Ltd.
3:25 p.m.	GL/A-01:226	2942 Homestead Drive (Glanbrook)	Agent Henri Korie Owner A. Korie
3:30 p.m.	SC/A-01:229	476-478 Millen Rd. & (Stoney Creek) 5 to 23 Cherry Beach Rd.	Agent Fabiani Architect Owner Marz Homes
3:35 p.m.	A-01:227	685 Nash Road North	Owner Sherry Nath
3:40 p.m.	A-01:234	11 Kingswood Drive	**TABLED**
3:45 p.m.	AN/A-01:230	33 Wilson Street West (Ancaster)	Agent Armstrong, Goldberg, Hunter Owner Imperial Oil Ltd.
3:50 p.m.	FL/A-01:231	57 John Street West (Flamborough)	Owner Lorne Haverty Ltd. Architect
3:55 p.m.	A-01:228	67 Flatt Avenue	Agent Steve Gdyczynski Owner Connie & Harish Jain
4:00 p.m.	A-01:232	264 Dundurn Street South	Owner Tony Zarcone
4:05 p.m.	A-01:233	285 East 26th Street	Agent Mark DeBoer Owner Dave Crump
4:10 p.m.	A-01:235	135 Fennell Avenue West	Agent Moffat Kinoshita Architects Owner Ron Baskin
4:15 p.m.	A-01:236	62 Cope street	Owners Peter & Kelly Yurgan
4:20 p.m.	A-01:237	1393 Main Street East	Owner Dimco Contracting & Consulting Inc.

CLOSED

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. S-33-01

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 1267 Paramount Drive, formerly in the City of Stoney Creek, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent A.J. Clarke and Associates Ltd. on behalf of the owner Pentecostal Holding Corporation of Western Ontario, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of an irregular shaped parcel of land measuring 212m x 27m for residential purposes, and to retain a parcel of land having a frontage of 80.267m, and an area of 1.14 ha. for small scale institutional (church) purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

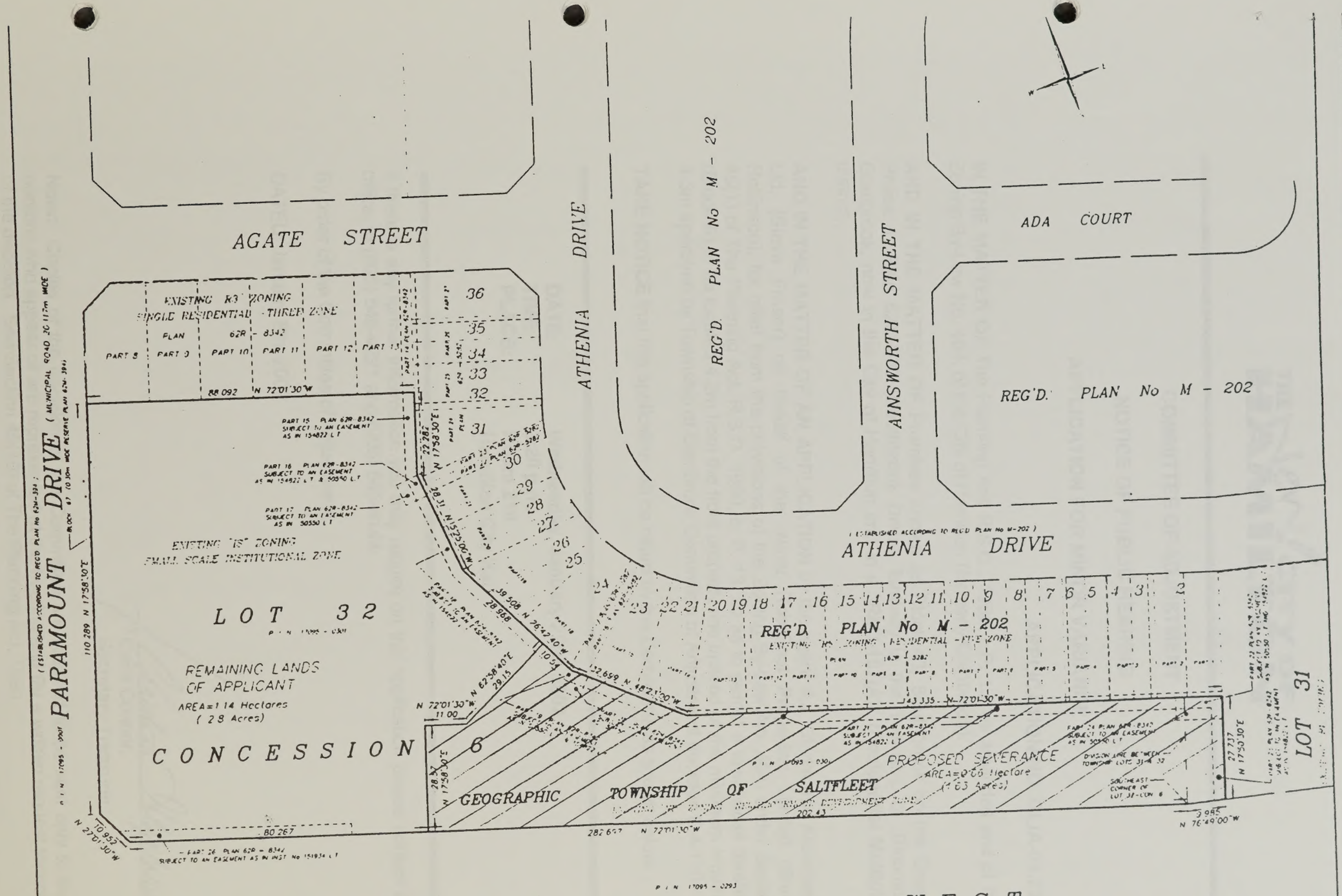
DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
S-33-01



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. GL/A-01:225

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 464, of the City of Hamilton (formerly Glanbrook).

AND IN THE MATTER OF Premises known as Block 43, Southbrook on the Green, Phase 1, Plan 62M-933 (Southbrook Drive), formerly in the Township of (Binbrook) Glanbrook, now in the City of Hamilton and in a **"RM3-157(A)" (Residential Multiple)** district;

AND IN THE MATTER OF AN APPLICATION by the agent A.J. Clarke and Associates Ltd. (Steve Fraser) on behalf of the owner Rob-Geof Properties Limited (Bruce Robinson), for relief from the provisions of the Zoning By-Law No. 464, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a townhouse dwelling (Block A) to be located 4.2m from the front property line instead of the minimum required 4.3m approved by Township of Glanbrook Committee of Adjustment decision E-4-130.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 and (905) 546-4144.

By order of the Committee of Adjustment,

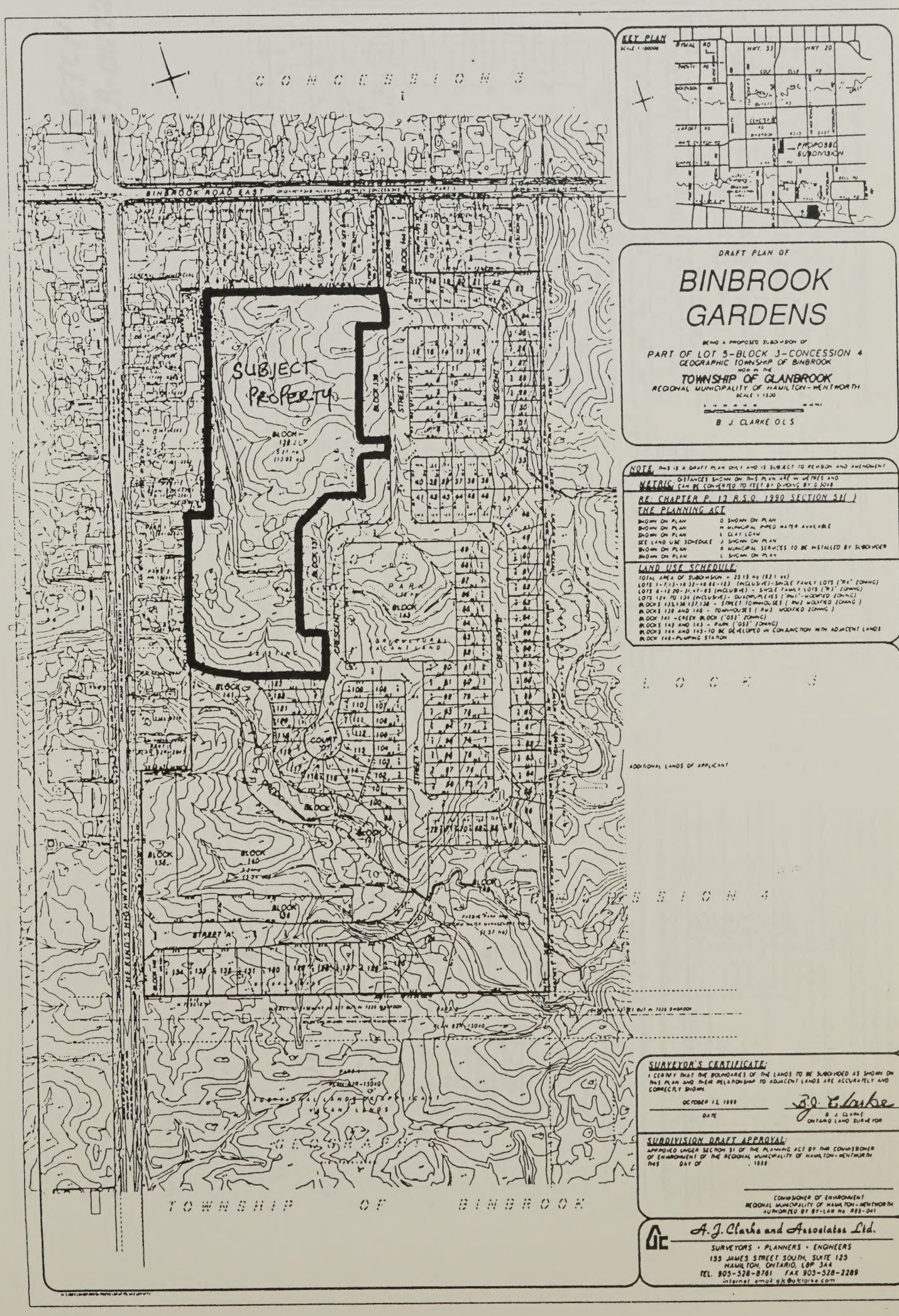
DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

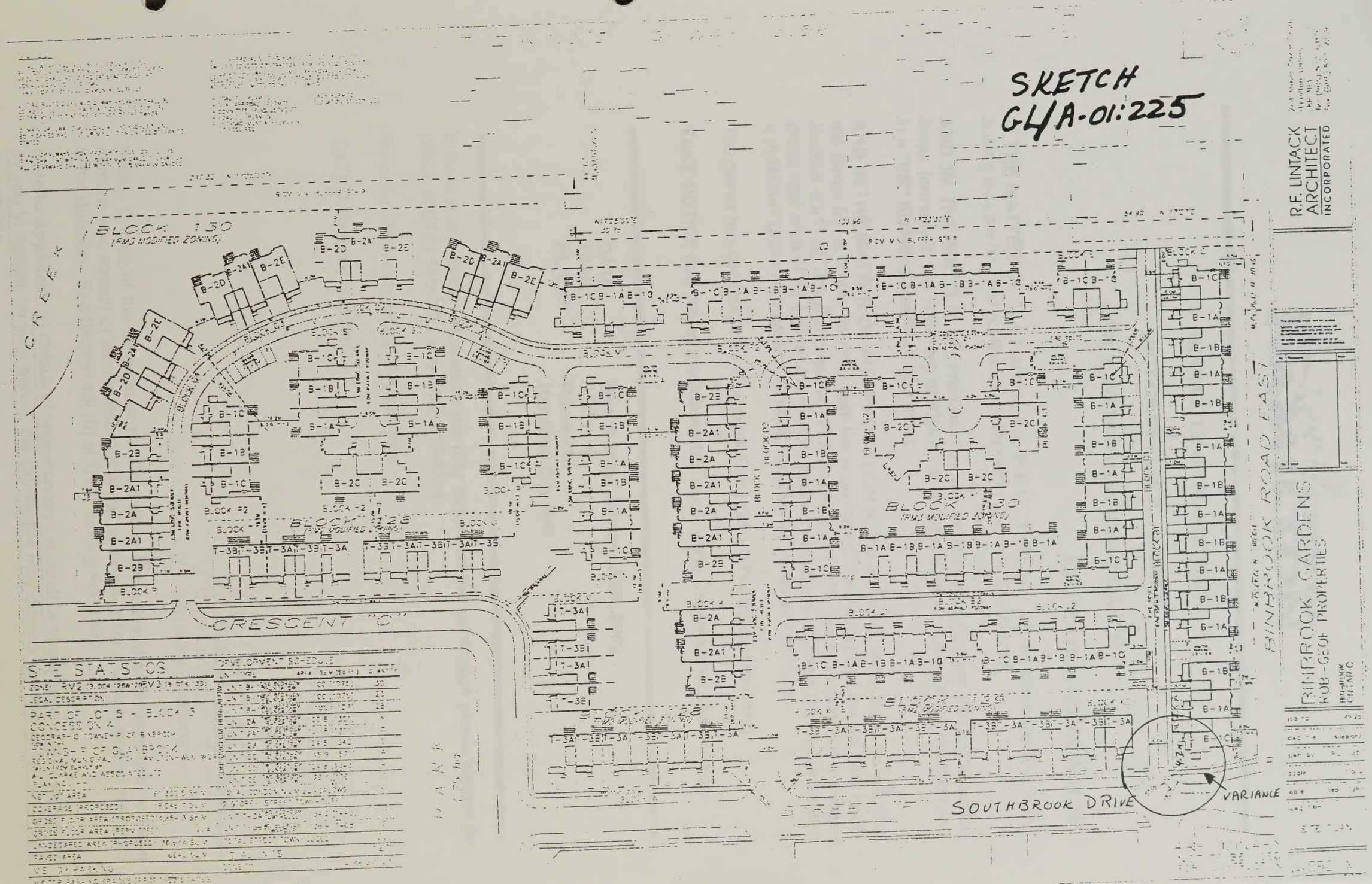
Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
GL/A-01:225



SKETCH
G4A-01:225



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. GL/A-01:226

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 464, of the City of Hamilton (formerly Glanbrook).

AND IN THE MATTER OF Premises known as Municipal number 2942 Homestead Drive, formerly in the Township of (Glanford) Glanbrook, now in the City of Hamilton and in a **"ER" (Existing Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Mr. Henri Korie on behalf of the owner Mr. A. Korie, for relief from the provisions of the Zoning By-Law No. 464, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a maximum gross floor area of 72 square metres for accessory buildings whereas the By-law permits a maximum gross floor area of 40 square metres for accessory buildings.

The owner has constructed a 72 square metre (24' x 32') accessory building.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**3:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 and (905) 546-4144.

By order of the Committee of Adjustment,

DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

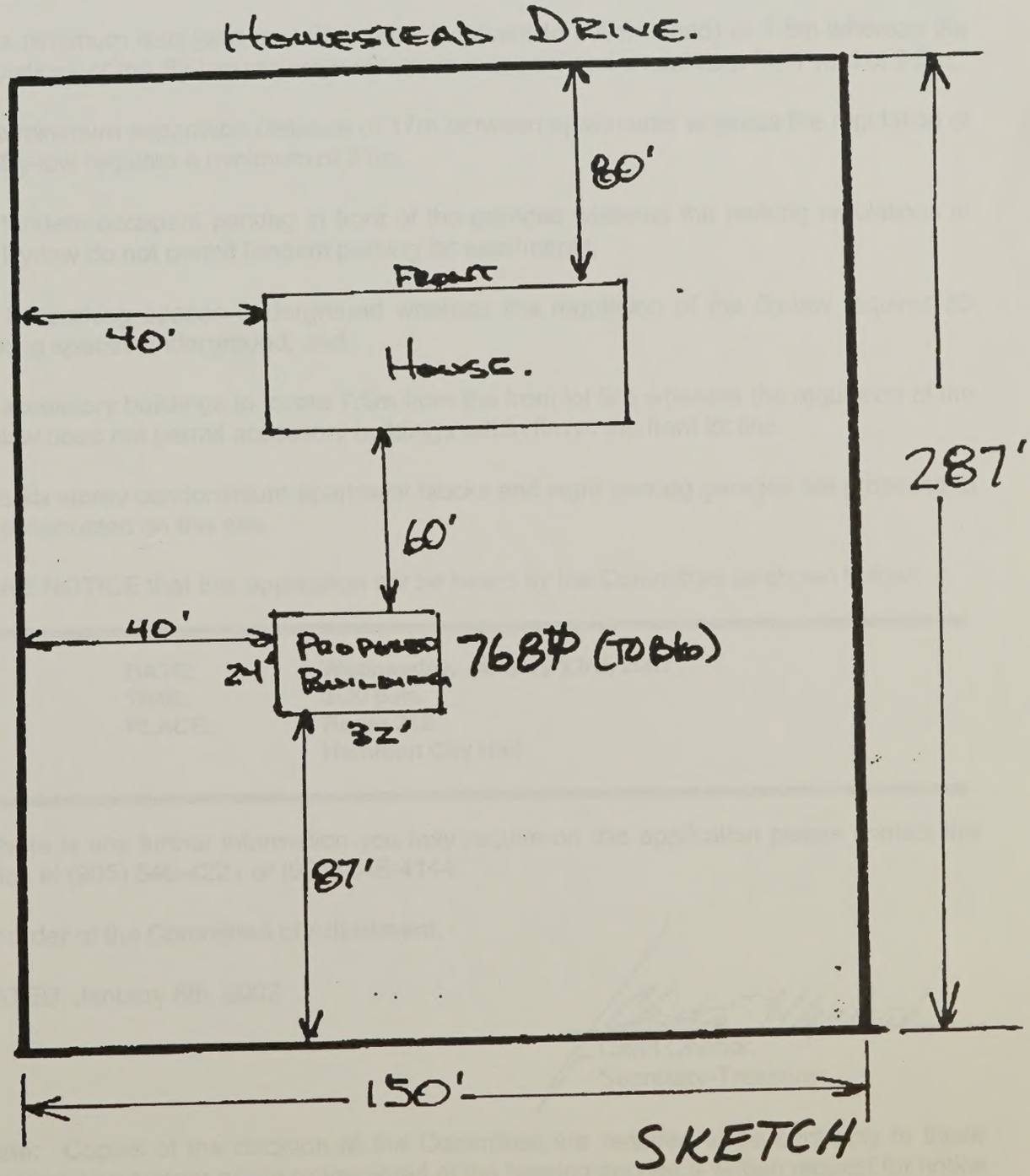
DEC-07-2001 08:52 BUILDING DEPT 905 643 1198 P.01/01

P.A.C. CONTRACTING LTD.

BUILDINGS • ADDITIONS • RENOVATIONS
INDUSTRIAL - COMMERCIAL
RESIDENTIAL - AGRICULTURAL
POLE BARN SPECIALISTS

SITE PLAN.

2942 Homestead Dr.
Mt. Hope.



SKETCH
GL/A-01:226

535 Barton Street, Stoney Creek, Ontario L8E 2S7
Office (905) 664-BARN(2276) • Fax (905) 664-1502
E-Mail pac.ltd@sympatico.ca • www.pac-contracting.com

TOTAL P.01

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE
APPLICATION NO. SC/A-01:229

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek).

AND IN THE MATTER OF Premises municipally known as 476 - 478 Millen Road and 5 to 23 Cherry Beach Road, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"RM4-4" (Multiple Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Fabiani Architect on behalf of the owner Marz Homes, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit:

1) a minimum rear yard and front yard (adjacent to Millen Road) of 7.5m whereas the regulations of the By-law require a minimum rear yard and a minimum front yard of 9.5m;

2) a minimum separation distance of 17m between apartments whereas the regulation of the By-law requires a minimum of 21m;

3) tandem occupant parking in front of the garages whereas the parking regulations of the By-law do not permit tandem parking for apartments;

4) 80 parking spaces underground whereas the regulation of the By-law requires 83 parking spaces underground; and,

5) accessory buildings to locate 7.5m from the front lot line whereas the regulation of the By-law does not permit accessory buildings within 8m of the front lot line.

Two six storey condominium apartment blocks and eight parking garages are proposed to be constructed on this site.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**3:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4221 or (905) 546-4144.

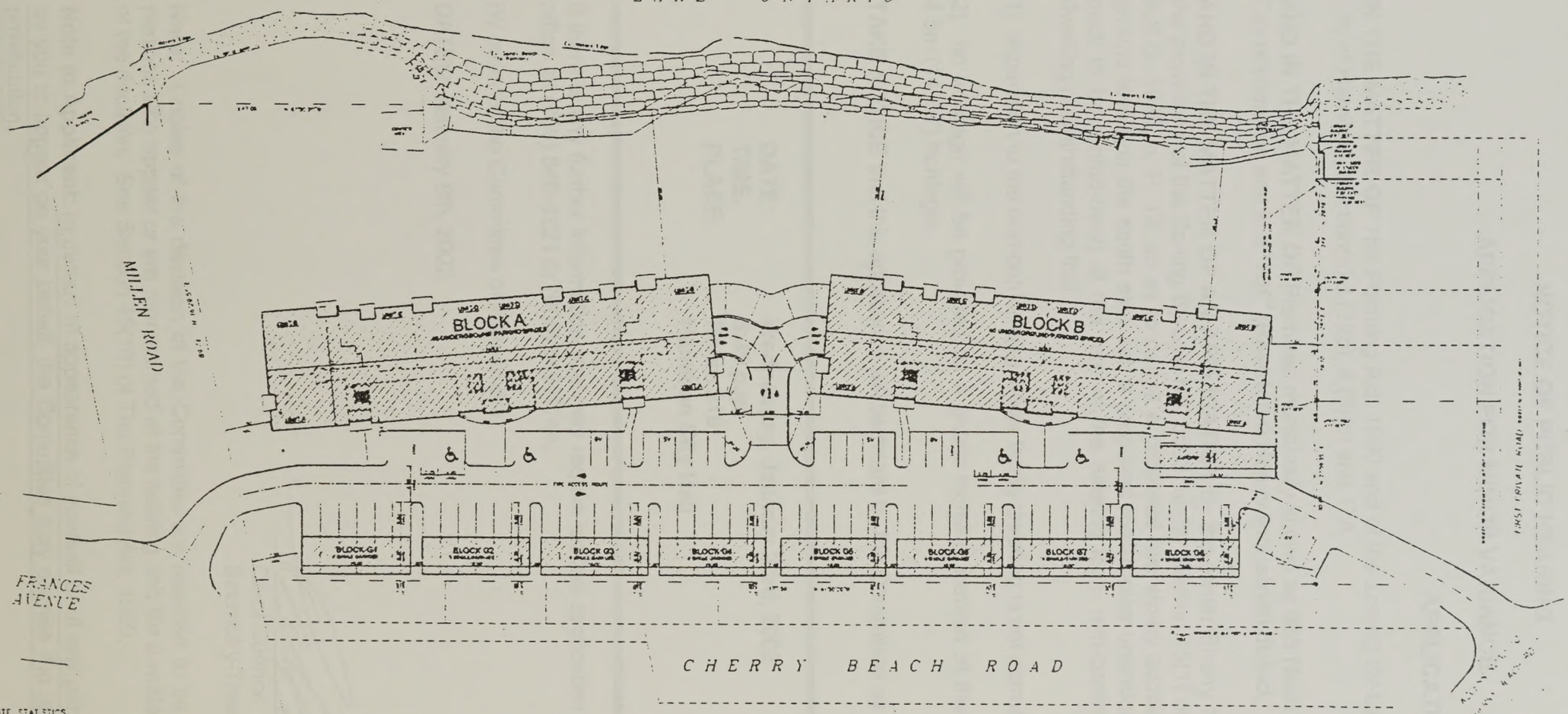
By order of the Committee of Adjustment,

DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SITE STATISTICS

ZONING	Rm4 (PROPOSED)	
PROPERTY AREA	1.614ha (6137.6m²)	
PERMITTED DENSITY	100 UNITS/ha MAX.	129 UNITS (81.6/ha MAX)
PROPOSED DENSITY	96 UNITS, 1.614ha	
PERMITTED LOT COVERAGE		5648.01m² (35.0%)
CONDOMINIUM APARTMENT BLOCKS		
BLOCK A 6 STOREY APARTMENT BLOCK:		
44 - 2 BEDROOM UNITS (PROPOSED LOT COVERAGE = 1402.05m²)		
BLOCK B 6 STOREY APARTMENT BLOCK:		
48 - 2 BEDROOM UNITS (PROPOSED LOT COVERAGE = 1402.05m²)		
TOTAL 92 UNITS	PROPOSED COVERAGE = 2804.10m²	
8 PARKING GARAGES		
48 PARKING SPACES (PROPOSED COVERAGE = 1033.25m²)		
TOTAL PROPOSED COVERAGE =		3844.35m² (23.8%)
PROPOSED PAVED AREA		2851.45m² (17.7%)
MIN. REQUIRED LANDSCAPED AREA (30% OF SITE)		9068.58m²
PROPOSED LANDSCAPED AREA		9441.38m² (58.5%)

PARKING REQUIRED

BLOCK A	
UNIT PARKING 48@ 1.50	72 SPACES
VISITOR PARKING 48@ 0.25	12 SPACES
PARKING PROVIDED	
BLOCK A	
UNIT PARKING (ABOVE GROUND):	45 SPACES
UNIT PARKING (UNDERGROUND):	40 SPACES
TOTAL UNIT PARKING	85 SPACES
VISITOR PARKING (ABOVE GROUND)	12 SPACES
PARKING REQUIRED	
BLOCK B	
UNIT PARKING 48@ 1.50	72 SPACES
VISITOR PARKING 48@ 0.25	12 SPACES
PARKING PROVIDED	
BLOCK B	
UNIT PARKING ABOVE GROUND:	45 SPACES
UNIT PARKING UNDERGROUND:	40 SPACES
TOTAL UNIT PARKING	85 SPACES
VISITOR PARKING (ABOVE GROUND)	12 SPACES
MAXIMUM BUILDING HEIGHT PERMITTED	15.0 METRES
MAXIMUM BUILDING HEIGHT PROPOSED	20.0 METRES

SKETCH
SC/A-01:229

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO

ANY CHANGES, DISCREPANCIES or SUBSTITUTIONS SHALL BE REPORTED TO AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING

THIS DRAWING HAS BEEN PREPARED BASED UPON A TOPOGRAPHICAL SURVEY PREPARED BY:

DRAWN BY: SUBMELANE
DATE DRAWN:
SHEET SIZE:
CHECKED BY: FERNWOOD PLANNING
CHECK DATE:

NO.	REVISIONS	DATE	BY
NO.9			
NO.8			
NO.7			
NO.6			
NO.5			
NO.4			
NO.3			
NO.2			
NO.1			
NO.0	SETBACKS CLARIFIED	13/11/09	MM

MARZ HOMES

MUNICIPALITY ADDRESS
CHERRY BEACH ROAD
STONEY CREEK - ONTARIO

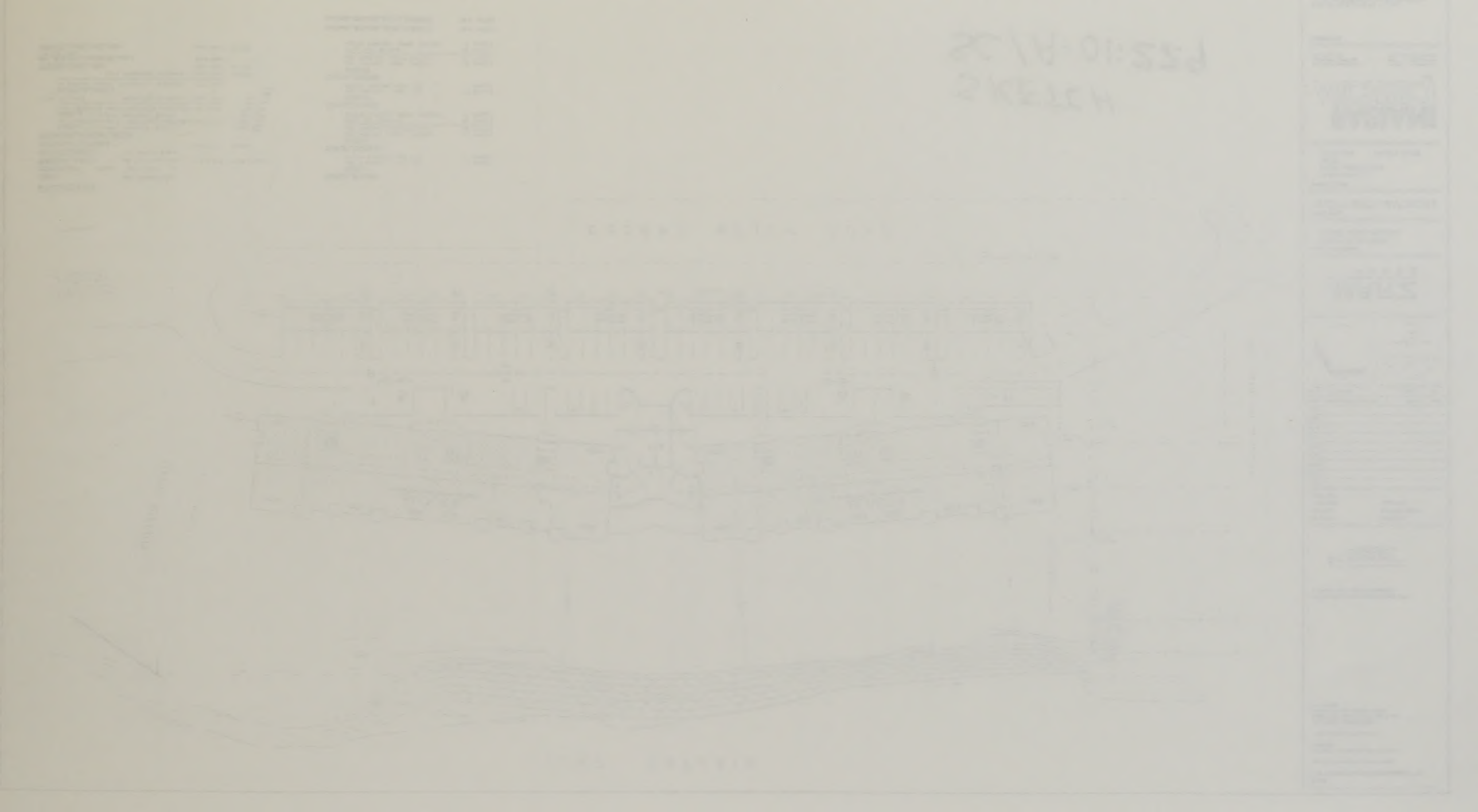
PROJECT NAME
CHERRY BEACH APARTMENTS

OWNERS ADDRESS
116 HIGHWAY No. 8
STONEY CREEK-ONTARIO
L8G 1C1
(905) 662-3639 FAX (905) 662-2227

FABIANI ARCHITECT LTD

DRAWING TITLE
PROPOSED SITE PLAN

SCALE: 1:200
PROJECT NO.
DRAWING NO.



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A-01:227

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 3.(2)(c), 4.(3)(b) and 17A

AND IN THE MATTER OF Premises municipally known as 685 Nash Road North, in the City of Hamilton and in a **"KK" (Restricted Heavy Industrial)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Sherry Nath, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed two storey addition (with garage on ground level) on the south side and a proposed roofed-over unenclosed porch (existing deck to be roofed-over) at the rear of the existing legal non-conforming single family dwelling notwithstanding that:

1) expansion to the non-conforming single family dwelling is not permitted; and,

2) no frontage will be provided on a public highway instead of the minimum required 4.5m (14.76') frontage.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

A-01:227

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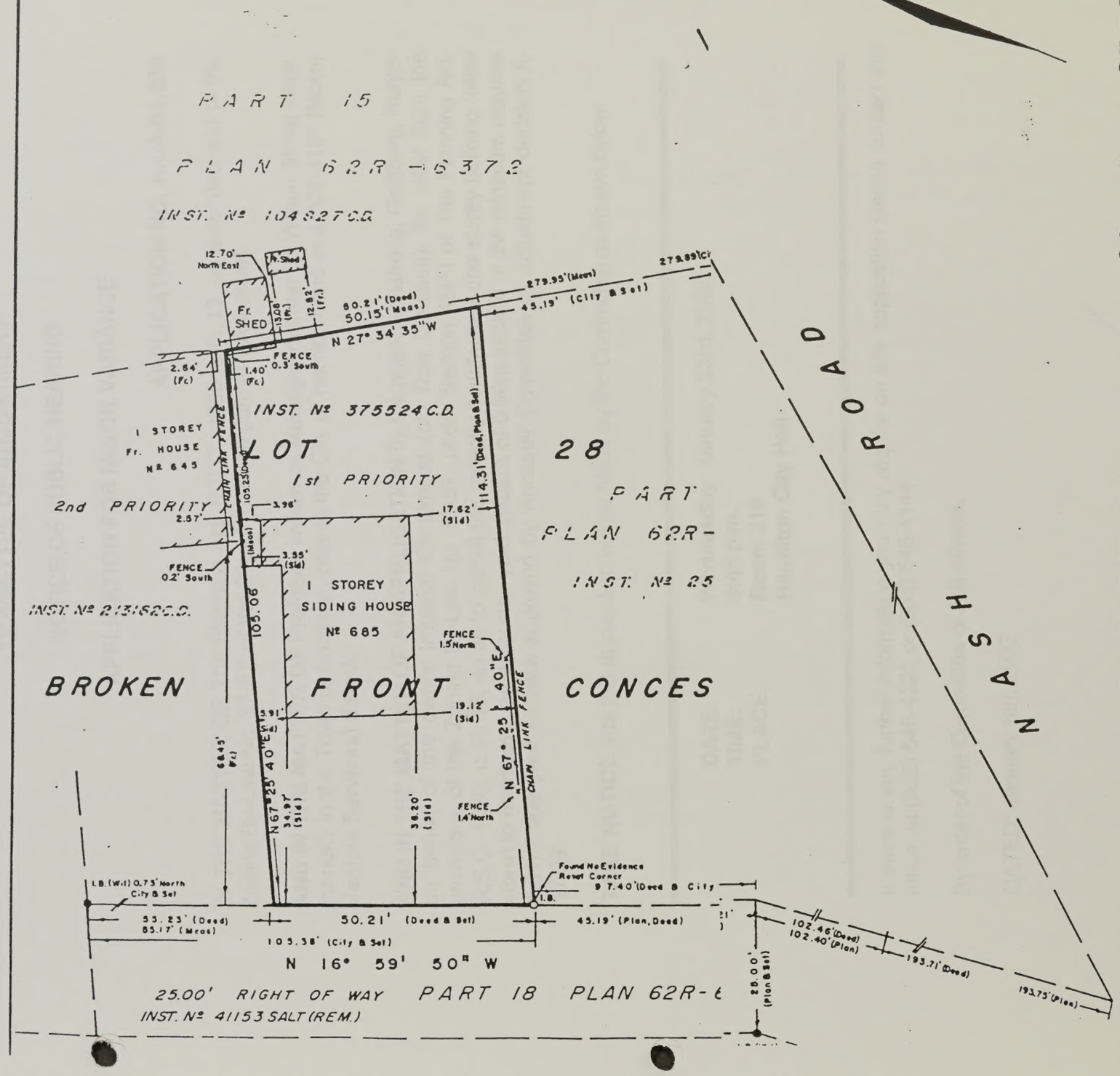
TriCAD Service
65 KILDALE DRIVE
HAMILTON, ONTARIO
L8W 2Y9
(905) 318-7115

DRAWING: SITE PLAN
PROJECT: PROPOSED TWO STOREY ADDITION

SAM & SHERRY NATH
6135 NASH ROAD NORTH, HAMILTON, ON. L8E 3L3 - 541-5043

SCALE: 1/
DATE:
FILE:

(FORMERLY TOWNSHIP OF SALTFLEET)
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH
(FORMERLY COUNTY OF WENTWORTH)



SCALE: 1" = 20'

GUIDO CONSOLI
ONTARIO LAND SURVEYOR
1986.

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE 25' RIGHT OF WAY ; PART 18 AS SHOWN ON REFERENCE PLAN 62R-6372, HAVING A BEARING OF N 16° 59' 50" W.

LEGEND:

SURVEY MONUMENT FOUND	●
SURVEY MONUMENT PLANTED	O
STANDARD IRON BAR	S.I.B.
IRON BAR	I.B.
ROUND IRON BAR	I.B.Ø
IRON TUBE	I.T.
CUT CROSS	C.C.
SURVEY NAIL	P.K.
CONCRETE MONUMENT	C.M.
CUT ARROW	C.A.
WITNESS	Wit.
BRICK	Br.
FRAME	Fr.
SIDING	Sid.
CONCRETE BASE	C.B.
REFERENCE PLAN 62R-6372	Plan

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 8th DAY OF NOVEMBER 1986.

NOVEMBER 13, 1986
DATE

G. V. CONSOLI
ONTARIO LAND SURVEYOR

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-01:230

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster).

AND IN THE MATTER OF Premises known as Municipal number 33 Wilson Street West, formerly in the Town of Ancaster, now in the City of Hamilton and in a **"C6-419" (Motor Vehicle Services)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Armstrong, Goldberg, Hunter on behalf of the owner Imperial Oil Limited (c/o Don Dussault), for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the recently constructed one storey building (retail store) to maintain a westerly side yard setback of 0.90m instead of the minimum required 1.01m side yard setback approved by Ancaster Committee of Adjustment decision A-17/99.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**3:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
AN/A-01:230

SURVEYOR'S REAL PROPERTY REPORT
PART I
PART OF LOT 42
CONCESSION 3
CITY OF HAMILTON

(FORMERLY THE TOWN OF ANCASTER, GEOGRAPHIC TOWNSHIP OF ANCASTER)
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

SCALE 1 : 200

CONVERSION NOTE :
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

Bearings shown hereon are astronomic and are referred to the northerly limit of William Street West as rendered as shown on Plan 62R-15115 having a bearing of N 48° 03' 00" E

Survey Monuments Found — shown thus
Survey Monuments Planted — shown thus

S.S.I.B. - denotes Short Standard Iron Bars
S.I.B. - denotes Standard Iron Bars
I.B. - denotes Iron Bars
ø - denotes round
O/U - denotes Origin Unknown
J.D.P. - denotes J.D. Peters O.L.S.
A.T.M. - denotes A.T. McLaren O.L.S.
Pl - denotes Plan 62R-15115

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) This survey and plan are correct and in accordance with the Surveys Act, the Land Titles Act and the Surveyors Act and the regulations made under them.

2) The survey was completed on the 15th day of May 2001

May 17, 2001
Date

K.D. Wilkinson
Ontario Land Surveyor

PART OF LOT 42. PART 1 , PLAN 62R - 13554 CONCESSION 3
PIN 17429 - 0487

PART OF LOT 42
CONCESSION 3
PIN 17429 - 0515
PART 2 PLAN 62R-15115

PIN 17429 - 0485

1 STOREY METAL CLAD BUILDING

METAL CANOPY

WOODEN ENCLOSURE

PART 1 , PLAN 62R - 13554

PIN 17429 - 0487

PART 1 PLAN 62R-2510

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3

North-East Angle Lot 42, Con. 3

FIDDLER'S GREEN ROAD

ROAD ALLOWANCE BETWEEN LOTS 42 & 43 CONCESSION 3

Sign

N 48° 03' 00" E (Reference Bearing) 62.035

PART 1 PLAN 62R-15115

PIN 17429 - 0516

ROAD WIDENING BY DEPOSITED PLAN 837 MISC

REGIONAL ROAD N° 247
PIN 17429 - 0490

WILSON STREET WEST

(FORMERLY THE KING'S HIGHWAY N° 2 , TRANSFERED BY ORDER-IN-COUNCIL O/C-864/71 , INST. N° 1854)

PART 1 , PLAN 62R - 404

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1352905

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

1 - 01 - 17

CLARKE & WILKINSON SURVEYING LTD.
ONTARIO LAND SURVEYOR
3-1682A VICTORIA PARK AVENUE
TORONTO, ONTARIO
PHONE (416) 750 - 3018

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE
APPLICATION NO. FL/A-01:231

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough).

AND IN THE MATTER OF Premises known as Municipal number 57 John Street West, formerly in the Town of (Waterdown) Flamborough, now in the City of Hamilton and in a **"R6" (Medium Density Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Lorne Haverty Ltd. Architect on behalf of the owner Applelane Retirement Home Inc., for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed three storey addition to the existing retirement home notwithstanding that:

1) no loading spaces will be provided instead of the required two (2) loading spaces for a retirement home with a total floor area exceeding 2325 square metres;

2) six (6) existing off-street parking spaces to be located within the 10m front yard required for a retirement home; and,

3) a parking area to be located within 1.0m of a window of a habitable room on the first floor of the existing retirement home (west side), and proposed 163 square metre addition (east side).

Note: This variance application has been submitted in order for the City to approve the final Site Plan and to obtain a building permit for the proposed retirement home addition.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**3:50 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: January 8th, 2002

Christine Alaybrook
Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

BLOCK E
REGISTERED PLAN M-20
GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH
TOWN OF FLAMBOROUGH
REGIONAL MUNICIPALITY OF
HAMILTON-WENTWORTH

SCALE 1:300 METRES
5 10 15

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1202295
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 1026 Section 29.(3)

GLENN E. GIDDY, O.L.S.

JOHN STREET WEST

TOP OF MANHOLE 100.00 METRES BENCH MARK

PLAN M-20
PIN- 17507-0249

SIB PL2
SIB # 600
N43°24'50"E 36.80' PL2 & M
N44°03'W 4.030 PL2 & M
3.05' N43°24'50"E PL1, PL2 & SET
.20 SW
FENCE
21.20 PL2 & M
(21.25 PL1)
N44°03'W
BLOCK G PLAN M-20
3.05 N45°37'00"E PL1, PL2 & SET
NEW BOARD FENCE
18 WIT PL2
.23 C/L SW
.28 C/L SW
30.93 M (30.88 PL1, PL3)
N44°03'00"W
4.17
BLOCK E PLAN M-20
PIN-17507-0124
PIN-17507-0122
PIN-17507-0121
PIN-17507-0120
M-8
PLAN
LOT 91
LOT 92
LOT 93
LOT 88
PIN-17507-0119
83.78
37.94
34.28
36.06
9.55
9.84
10.16
10.42
12.25
10.49
10.99
FINISHED FLOOR ELEVATION 100.76 METRES
BUILDING UNDER CONSTRUCTION
TES SHOWN HEREON ARE TO CONCRETE FOUNDATION
10.0 METRE STORM SEWER UNREGISTERED
FENCE
NO
N45°09'30"W
21.79 PL1 & M
C/L OF STEEL POST .21 NORTHWEST
(N45°15'00"E PL1)
WIT PL3
3.69
PL2, PL3 SIB UNDER BRICKS
N45°16'00"E PL2, PL3 & M
45.31 PL1, PL2 & SET
NEW BOARD FENCE
18 PL1
CHAIN LINK FENCE
C/L OF POST .23 S .12 W
C/L .21 SOUTHWEST
3.65
28.93
CHAIN LINK FENCE
N47°D2'00"W
PIN-17507-0125
LOT 87
STEEL POST .07 S
BOARD FENCE .35 S
FENCE .27 NORTH
18 PL2
LINK FENCE
SIB PL2
N40°14'00"E 20.62
64.80
N41°40'10"E PL2 & M (N41°42'E PL1, PL3)
FENCE .20 S
PIN-17507-0134
PIN-17507-0133
PIN-17507-0132
PIN-17507-0131
PIN-17507-0130
PIN-17507-0129
PLAN
M-140
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 83
PLAN M-8

LEGEND

- SSB - STANDARD IRON BAR FOUND
- SSB - STANDARD IRON BAR SET
- IRON BAR FOUND
- IRON BAR SET
- SSIB - SHORT STANDARD IRON BAR
- CC - CUT CROSS
- CM - CONCRETE MONUMENT
- WIT - WITNESS
- PP'D - PROPORTIONED
- IT - IRON TUBE
- ℄ - CENTRELINE
- ←— - FENCE LINE

O/U - ORIGIN UNKNOWN
IP - IRON PIPE
SM - STONE MONUMENT
RIB - ROUND IRON BAR
M - MEASURED
PL1 - M-20
PL2 - PLAN BY F. G. CUNNINGHAM, O.L.S. DATED MARCH 26, 1997
PL3 - M-8
PL4 - M-140

NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF JOHN STREET WEST AS BEING N43°24'50"E AS SHOWN ON PLAN M-20

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF JUNE 1999

July 7/99
DATE

GLENN E. GIDDY O.L.S.

NOTE

THIS PLAN WAS PREPARED FOR MR. A. NEVEN

NOTE

THIS PLAN IS NOT PREPARED FOR REGISTRATION.

GLENN E. GIDDY
ONTARIO LAND SURVEYOR
237 LOCKE ST. S. SUITE 205
HAMILTON - ONTARIO
528-4676 - L8P 4T4

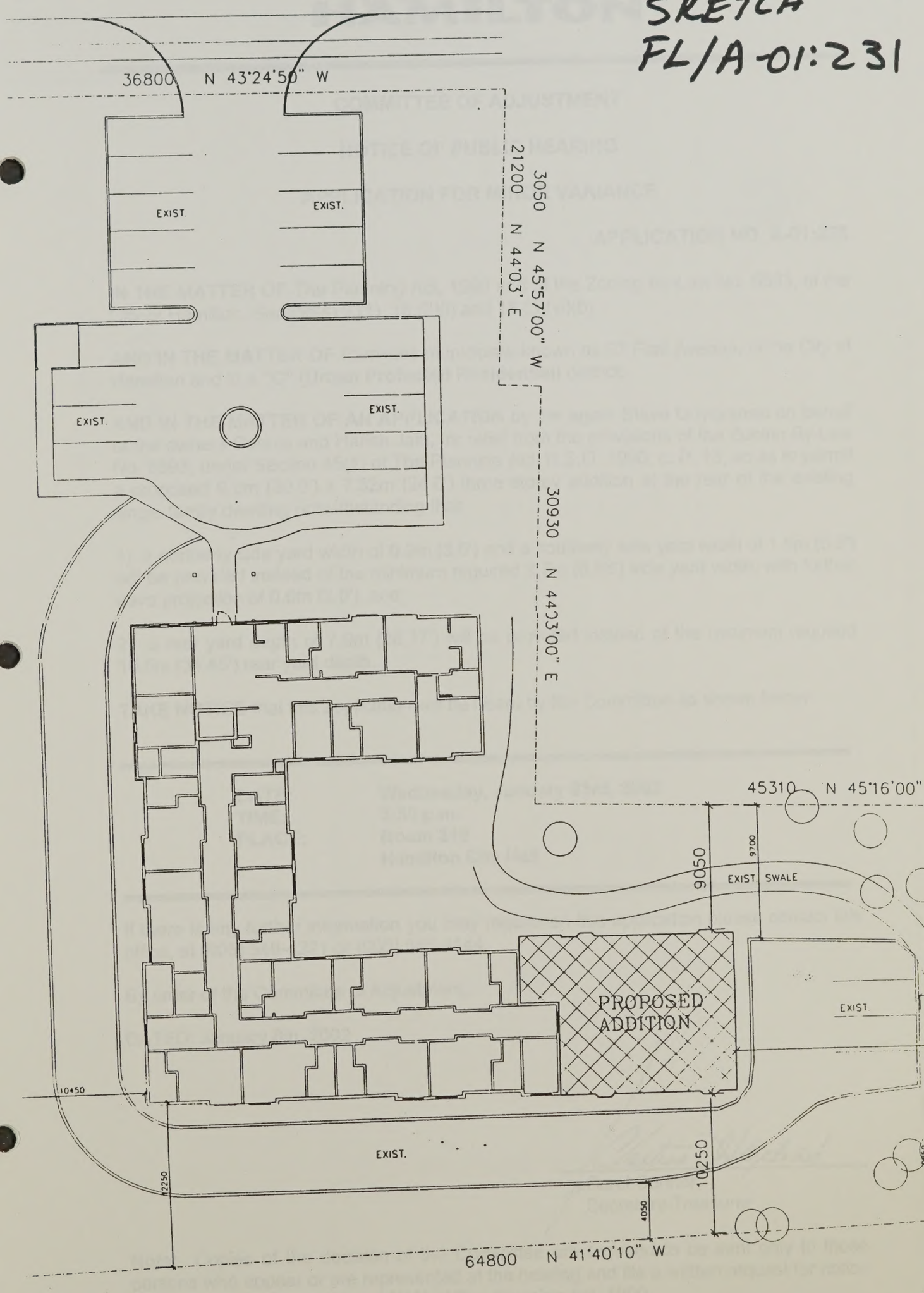
© COPYRIGHT 1999
NOT TO BE COPIED WITHOUT PERMMISIO

F-2000

SKETCH
FL/A-01:231

JOHN STREET

SKETCH
FL/A-01:231



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A-01:228

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9.(1), 18.(2)(i) and 18.(3)(vi)(b)

AND IN THE MATTER OF Premises municipally known as 67 Flatt Avenue, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Steve Gdyczynski on behalf of the owners Connie and Harish Jain, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed 9.2m (30.0') x 7.32m (24.0') three storey addition at the rear of the existing single family dwelling notwithstanding that:

1) a northerly side yard width of 0.9m (3.0') and a southerly side yard width of 1.5m (5.0') will be provided instead of the minimum required 2.7m (8.86') side yard width, with further eave projection of 0.6m (2.0'), and;

2) a rear yard depth of 7.9m (26.17') will be provided instead of the minimum required 10.5m (34.45') rear yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**3:55 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

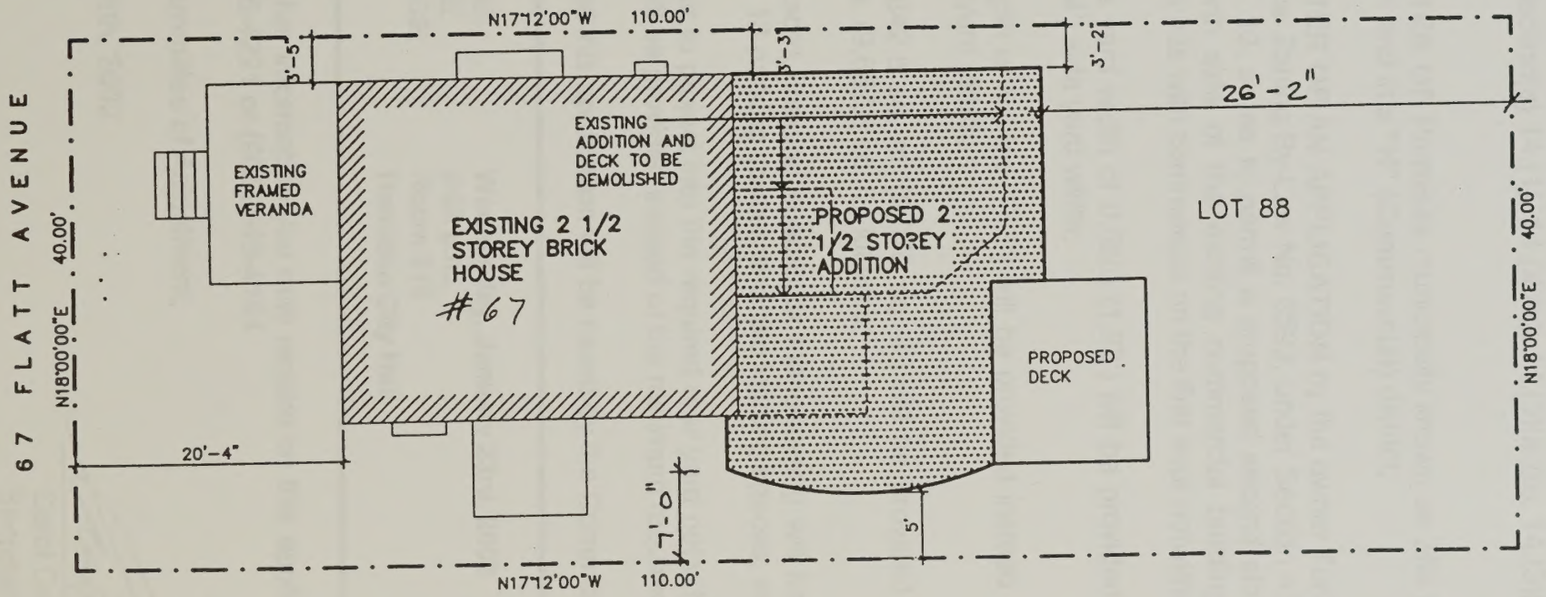
DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
A-01: 228



PLOT PLAN

NORTH

GENERAL NOTES

ATESCA BUILDING TECHNOLOGY SERVICES LTD.
STEVE A. GDYCZYNSKI
MAATO
905-648-8699

PROJECT TITLE: Mr. & Mrs. HARISH & CONSTANCE JAIN RESIDENCE

PROJECT LOCATION: 67 FLATT St. HAMILTON ONTARIO

SHEET NAME: PLOT PLAN

DATE	OCTOBER 2001
DRAWN BY:	—
CHECKED BY:	SAG
FILE NAME:	A01
SCALE:	3/32"=1'-0"
PROJECT No:	—

DRAWING NUMBER

A0

THE New! CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE
APPLICATION NO. A-01:232

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 14.(1), 14.()(iiia), 14.(3)(iii)(b), 14.(3)(ii)(a), 18.(3)(vi)(c)(i), and 18A

AND IN THE MATTER OF Premises municipally known as 264 Dundurn Street South, in the City of Hamilton and in a **"H" (Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Tony Zarcone, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed second storey addition on the front portion on the north side of the existing commercial building to provide for five (5) proposed dwelling units with commercial on the first floor notwithstanding that:

1) a westerly side yard width of 0.58m (1.93') will be provided instead of the minimum required 1.2m (3.94') side yard width;

2) a rear yard depth of 5.34m (17.5') will be provided instead of the minimum required 7.5m (24.61') rear yard depth;

3) a lot area of 842.6 sq. m. (9,070 sq. ft.) will be provided instead of the minimum required 900 sq. m. (9,687.8 sq. ft.) lot area;

4) no parking spaces, loading spaces or manoeuvring will be provided instead of the minimum required 13 parking spaces and two loading spaces; and,

5) a proposed stair to project into the required rear yard notwithstanding that a rear yard setback of 3.3m will be provided instead of the minimum required 6.5m rear yard setback.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**4:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

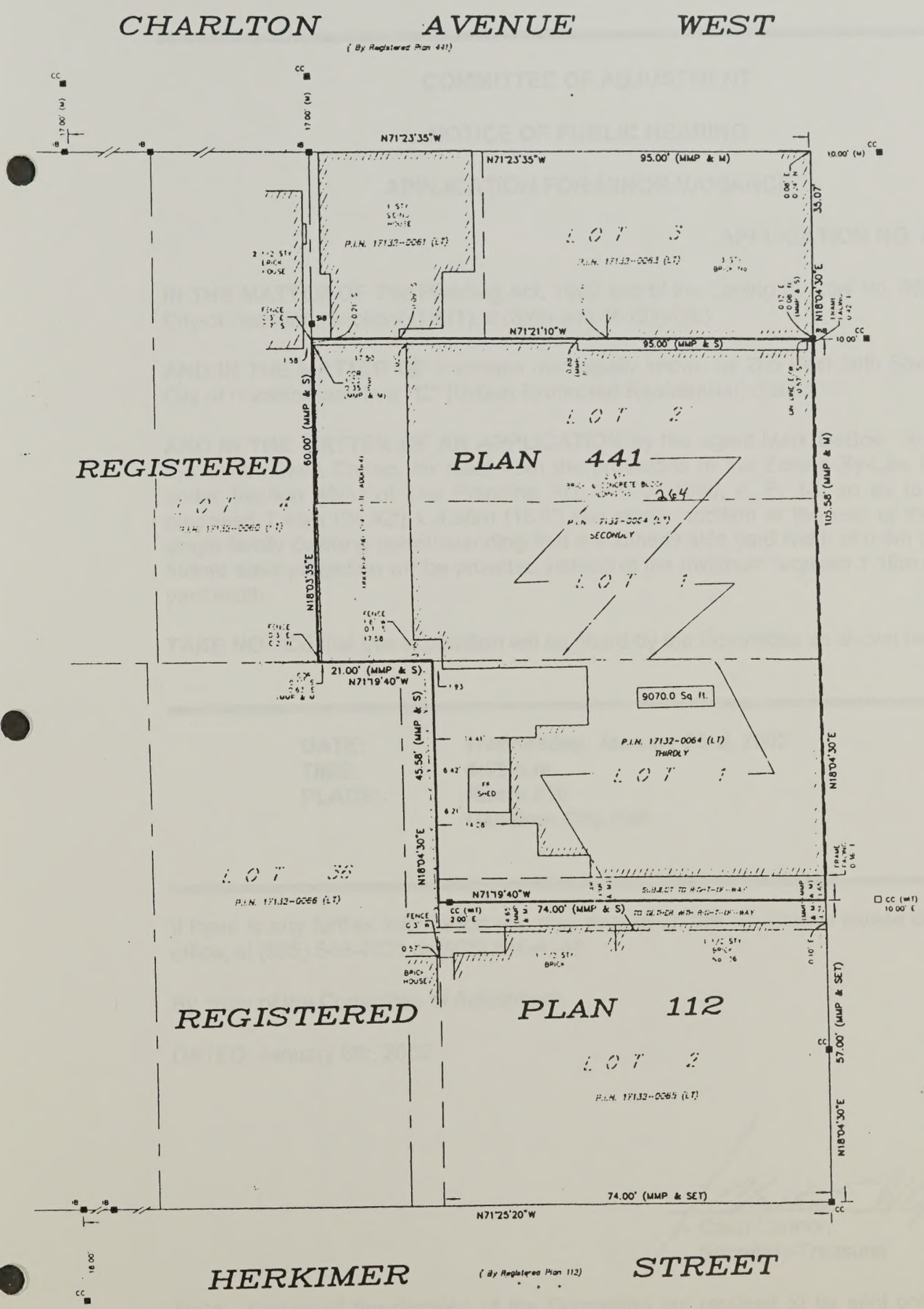
By order of the Committee of Adjustment,

DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

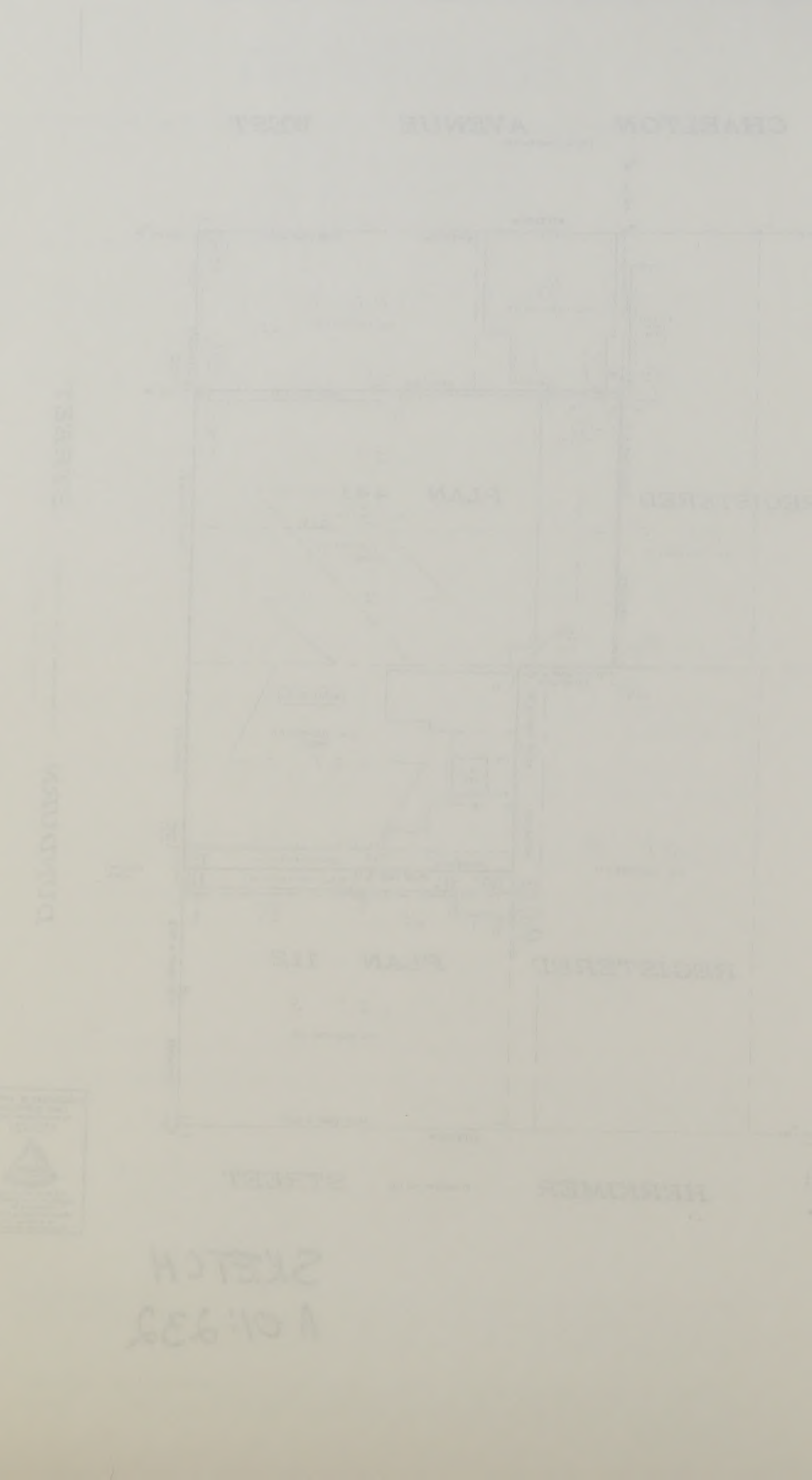
Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH

A 01:232



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A-01:233

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9.(1), 9.(3)(ii) and 18.(3)(vi)(b)

AND IN THE MATTER OF Premises municipally known as 285 East 26th Street, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Mark DeBoer on behalf of the owner Dave Crump, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed 7.45m (24.42') x 4.88m (16.0') two storey addition at the rear of the existing single family dwelling notwithstanding that a southerly side yard width of 0.9m (3.0'), with further eave projection will be provided instead of the minimum required 1.19m (3.9') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**4:05 p.m.**
PLACE:	**Room 219** **Hamilton City Hall**

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

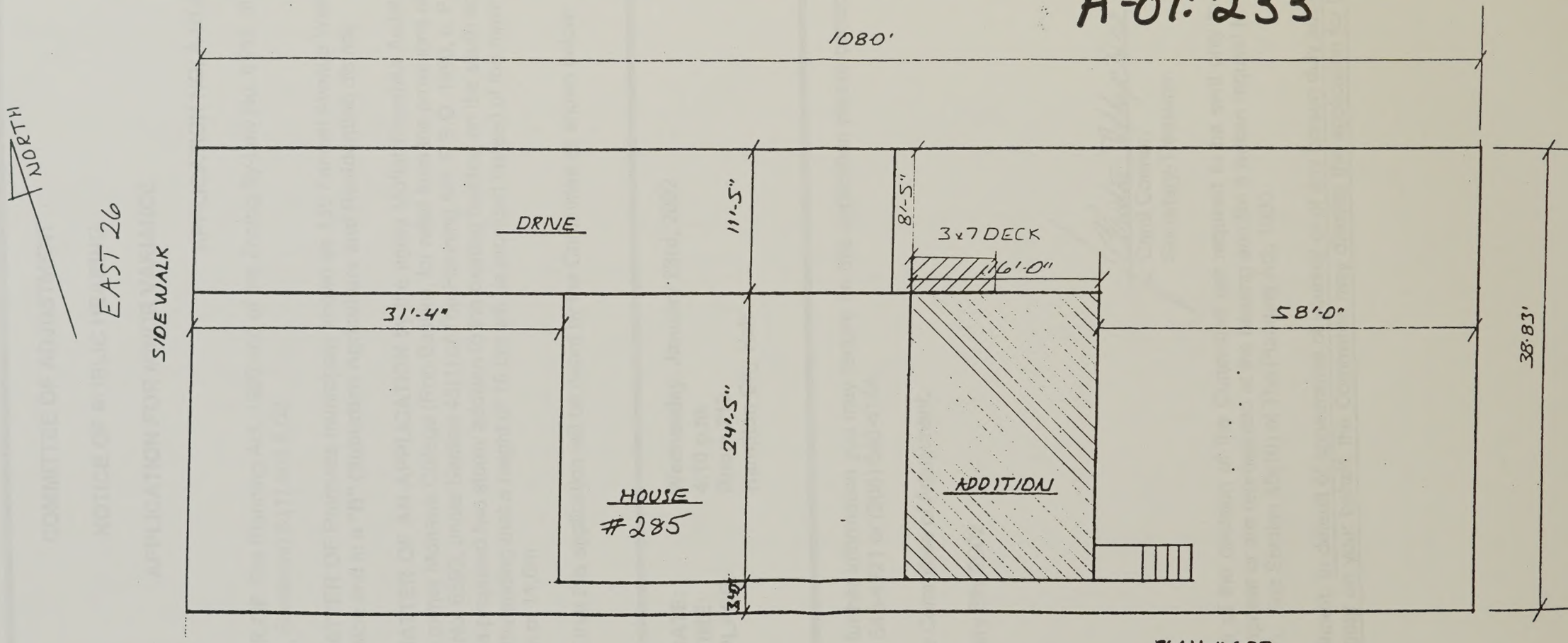
DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
A-01:233



PLAN #608
PT. LOT 285 + 86.

PLOT PLAN

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A-01:235

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 8.(1) and 8.(2).

AND IN THE MATTER OF Premises municipally known as 135 Fennell Avenue West, in the City of Hamilton and in a **"B" (Suburban Agriculture and Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Moffat Kinoshita Architects on behalf of the owner Mohawk College (Ron Baskin), for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed two storey addition to the existing building on the south end of the lands notwithstanding that a height of 18.0m will be provided instead of the maximum permitted height of 11.0m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**4:10 p.m.**
PLACE:	**Room 219** **Hamilton City Hall**

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

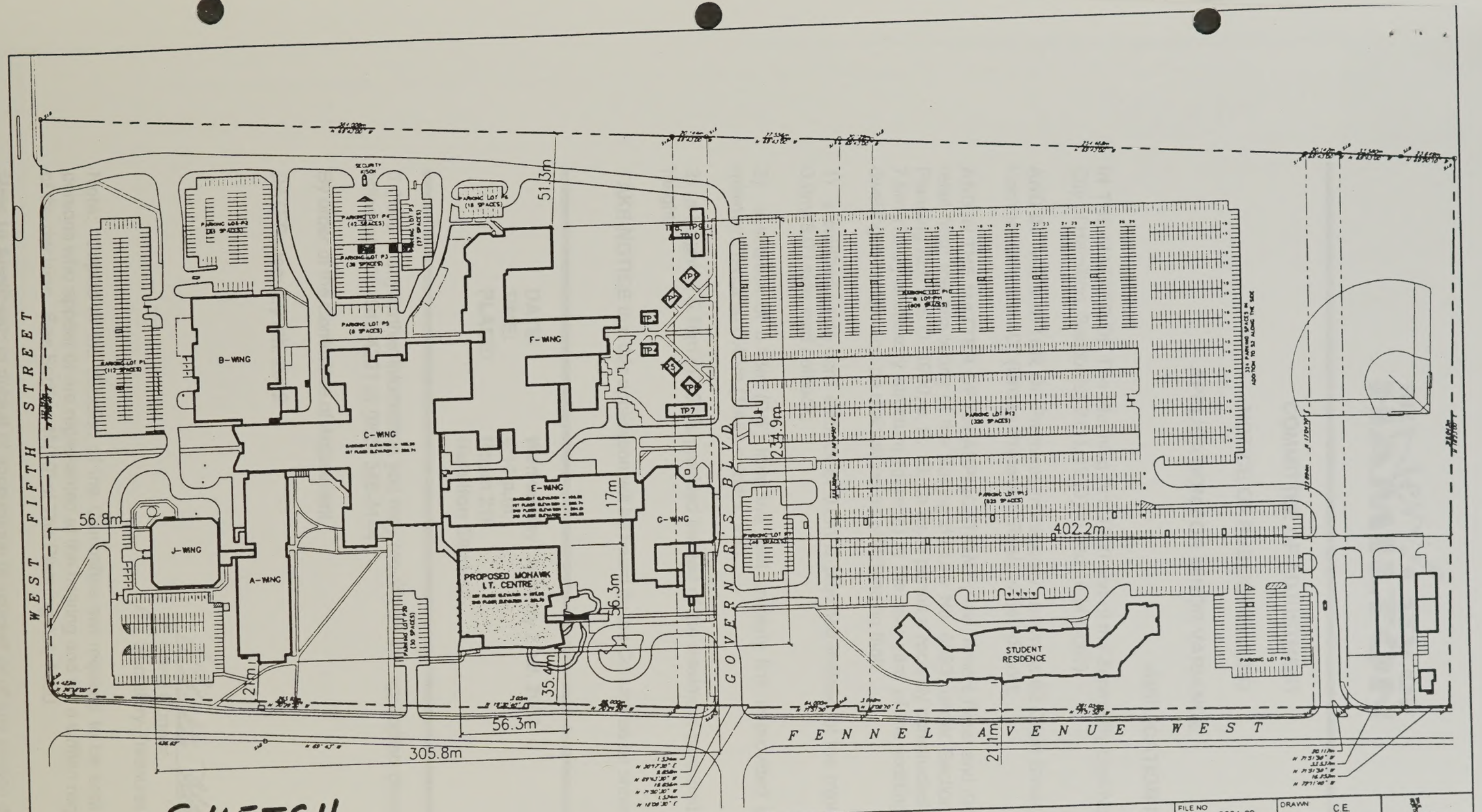
By order of the Committee of Adjustment,

DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH
A-01:235

MOFFAT KINOSHITA ARCHITECTS INC.

HAMILTON
21 Hunter Street East - Hamilton - ON - L8N 1M2
(905) 523-8677

TORONTO
124 Merton Street - Suite 203 - Toronto - ON - M4S 2Z2
(416) 486-5811

SHEET TITLE
SITE PLAN SKETCH

PROJECT
X - CENTRE
MOHAWK COLLEGE
Of Applied Arts & Technology

Mohawk College

FILE NO 2001-09	DRAWN C.E.
SCALE 1:2000	CHECKED R.M.
DATE 12/18/2001	REF
REVISIONS	SHEET NO MV1

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A-01:236

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9.(1), 18.(3)(v) and 18.(4)(iii)(iv)

AND IN THE MATTER OF Premises municipally known as 62 Cope Street, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Peter and Kelly Yurgan, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a recently constructed 7.3m (24.0') x 7.9m (26.0') accessory structure (garage) in the rear yard of the existing single family dwelling to remain and be maintained notwithstanding that:

1) a southerly side yard setback of 0.0m is provided instead of the minimum required 0.9m (3.0') side yard setback;

2) a setback of 0.18m (0.6') from the east property line is provided instead of the minimum required 0.45m (1.48') setback; and,

3) a height of 5.18m (17.0') is provided instead of the maximum permitted 4.0m (13.12') height.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**4:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: January 8th, 2002

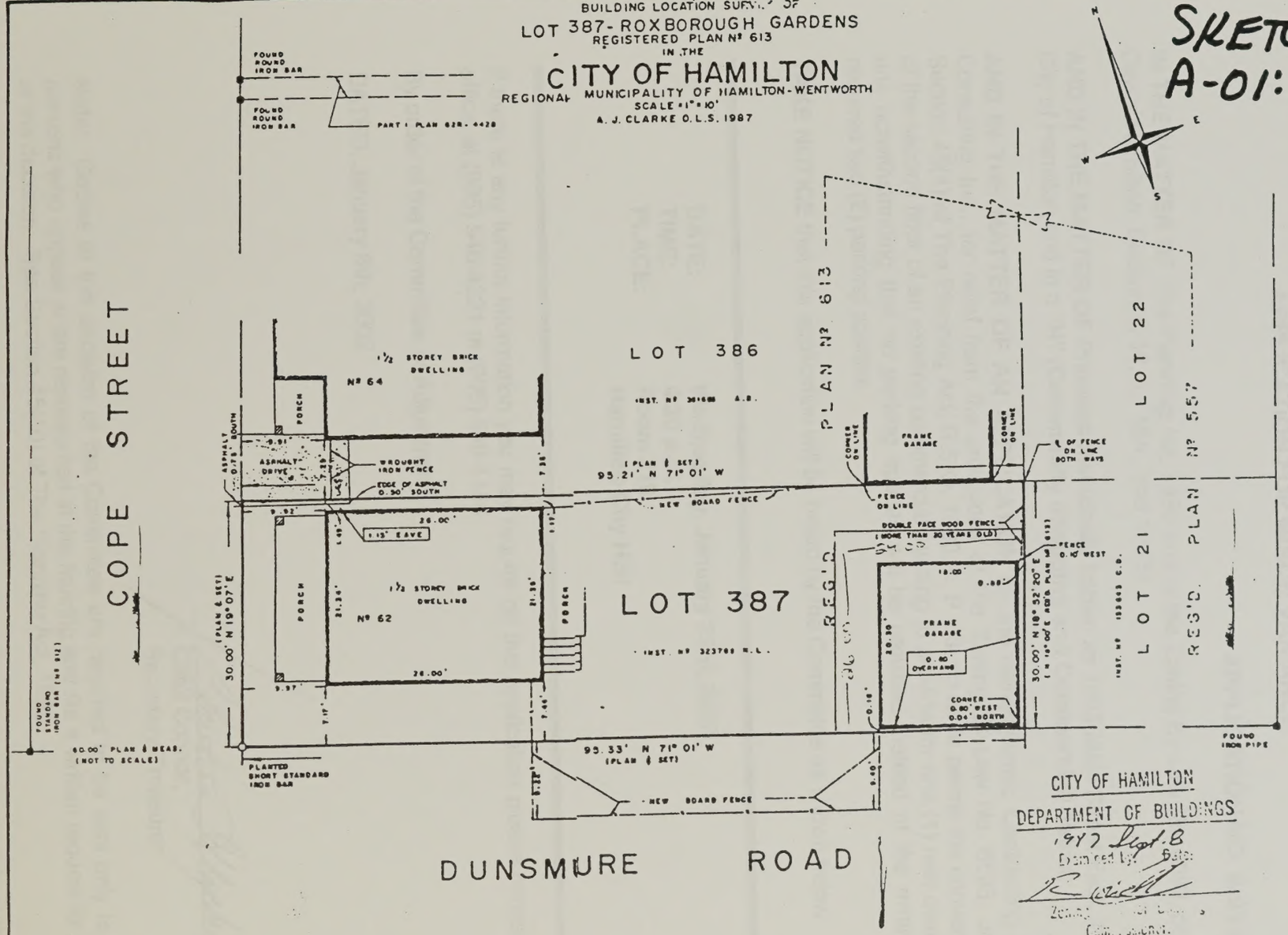
Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
A-01:236

BUILDING LOCATION SURVEY OF
LOT 387 - ROXBOROUGH GARDENS
REGISTERED PLAN Nº 613
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
SCALE 1" = 10'
A. J. CLARKE O.L.S. 1987



CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
1987 Sept. 8
Examined by: Date:
Zoning
Commissioner
Re T.V. # 37,756

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 24th DAY OF AUGUST 1987

AUGUST 25, 1987 — A. J. CLARKE
ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE EASTERN LIMIT OF COPE STREET OR A COURSE OF N 19° 07' E AS SHOWN ON REG'D. PLAN Nº 613

A.J. CLARKE AND ASSOCIATES
ENGINEERS AND SURVEYORS
HAMILTON ONTARIO

F-8017

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A-01:237

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 14.(1), 18A., and 19.(3)

AND IN THE MATTER OF Premises municipally known as 1393 Main Street East, in the City of Hamilton and in a **"H" (Community Shopping and Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Dimco Contracting and Consulting Inc., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the conversion of the second floor of an existing commercial building to provide for one (1) new dwelling unit notwithstanding that no parking spaces will be provided instead of the minimum required two (2) parking spaces.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 23rd, 2002**
TIME:	**4:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: January 8th, 2002

Carol Connor,
Secretary-Treasurer

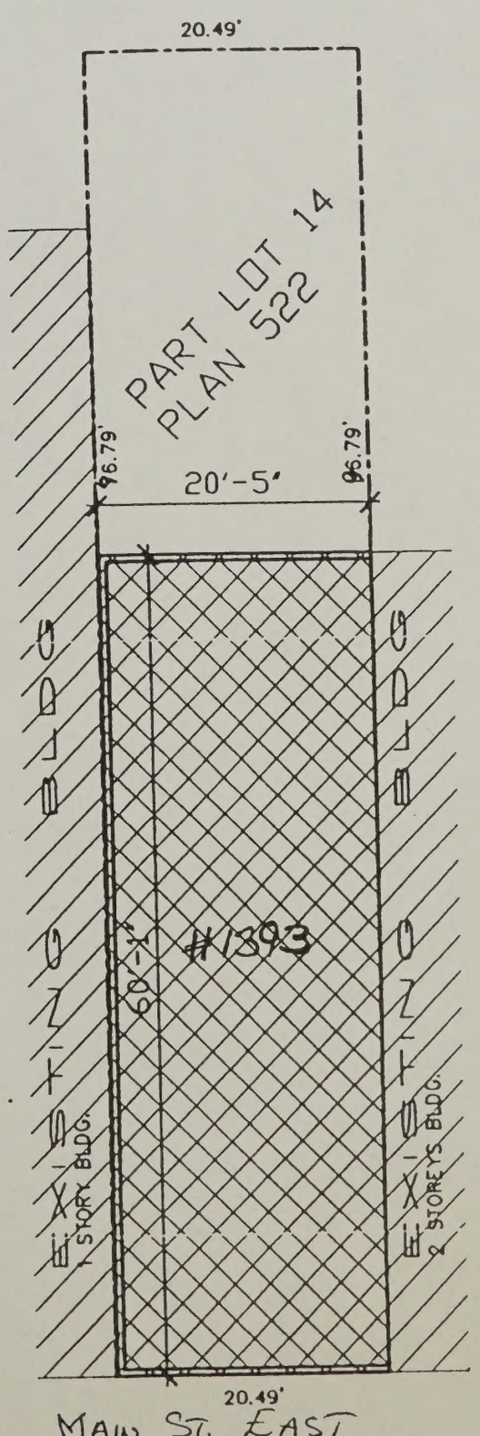
Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
A-01:237

RONT ELEVATION

LE: . 3/16"=1'-0"



MAIN ST. EAST

PLOT PLAN

P
A 1

URBAN MUNICIPAL

CA5 ON HAM
A34
2002

THE New! CITY OF HAMILTON

AGENDA
COMMITTEE OF ADJUSTMENT (Rural)

****

URBAN MUNICIPAL

JAN 2 4 2002

GOVERNMENT DOCUMEN

Date: Wednesday, January 30th, 2002
Time: 1:30 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
2:00 p.m.	F-41-01	2947 Governor's Road	Agent Catherine L. Nicholson Owner Ward Reginald Cornell
2:15 p.m.	F-42-01	167 Highway No. 5 West	Owner Ideal Gardening Ltd.
2:30 p.m.	GL/A-02:01	1765 Nebo Road	Agent Kathy Descamps Owner Joe Lopes
		RESCHEDULED APPLICATIONS	
2:45 p.m.	A-11-01	1303 Shaver Road	Agent Ed Fothergill Owner Fredrick Edward Parr
3:00 p.m.	S-23-01	118 Eleventh Road East	Agent A. D. Fleming and E. Fothergill Owner Eugene & Maria Trojan

CLOSED

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. GL/A-02:01

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 464, of the City of Hamilton (formerly Glanbrook).

AND IN THE MATTER OF Premises known as 1765 Nebo Road, formerly in the Township of Glanbrook, now in the City of Hamilton and in a **"A1" (General Agricultural)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Kathy Descamps on behalf of the owner Joe Lopes, for relief from the provisions of the Zoning By-Law No. 464, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit outside parking for five (5) oversized vehicles (stone slinger trucks) not accessory to or not required for an agricultural use whereas Section 8.11(b) permits outside parking for a maximum of one such vehicle.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, January 30th, 2002**
TIME:	**2:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 and (905) 546-4144.

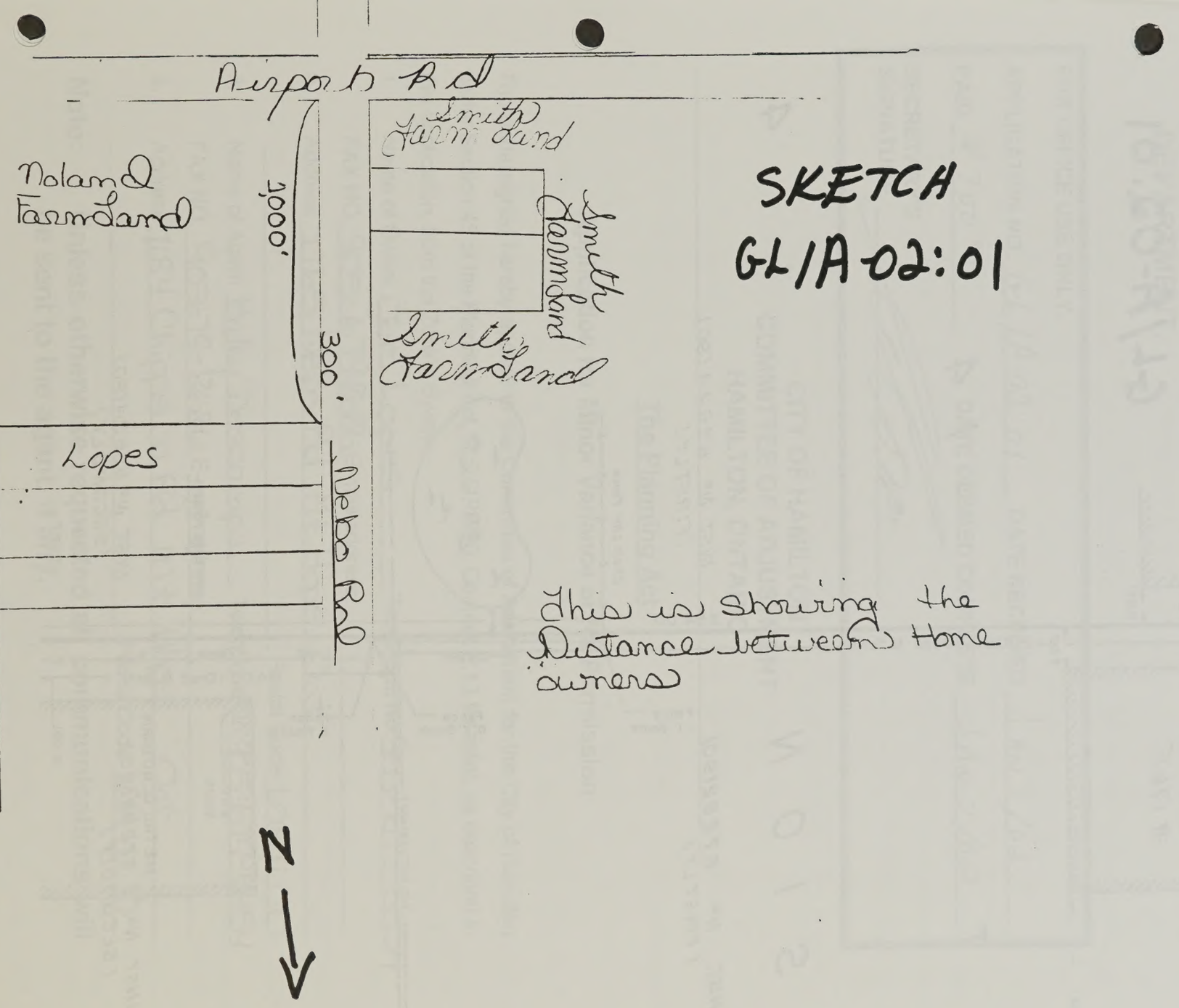
By order of the Committee of Adjustment,

DATED: January 15th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

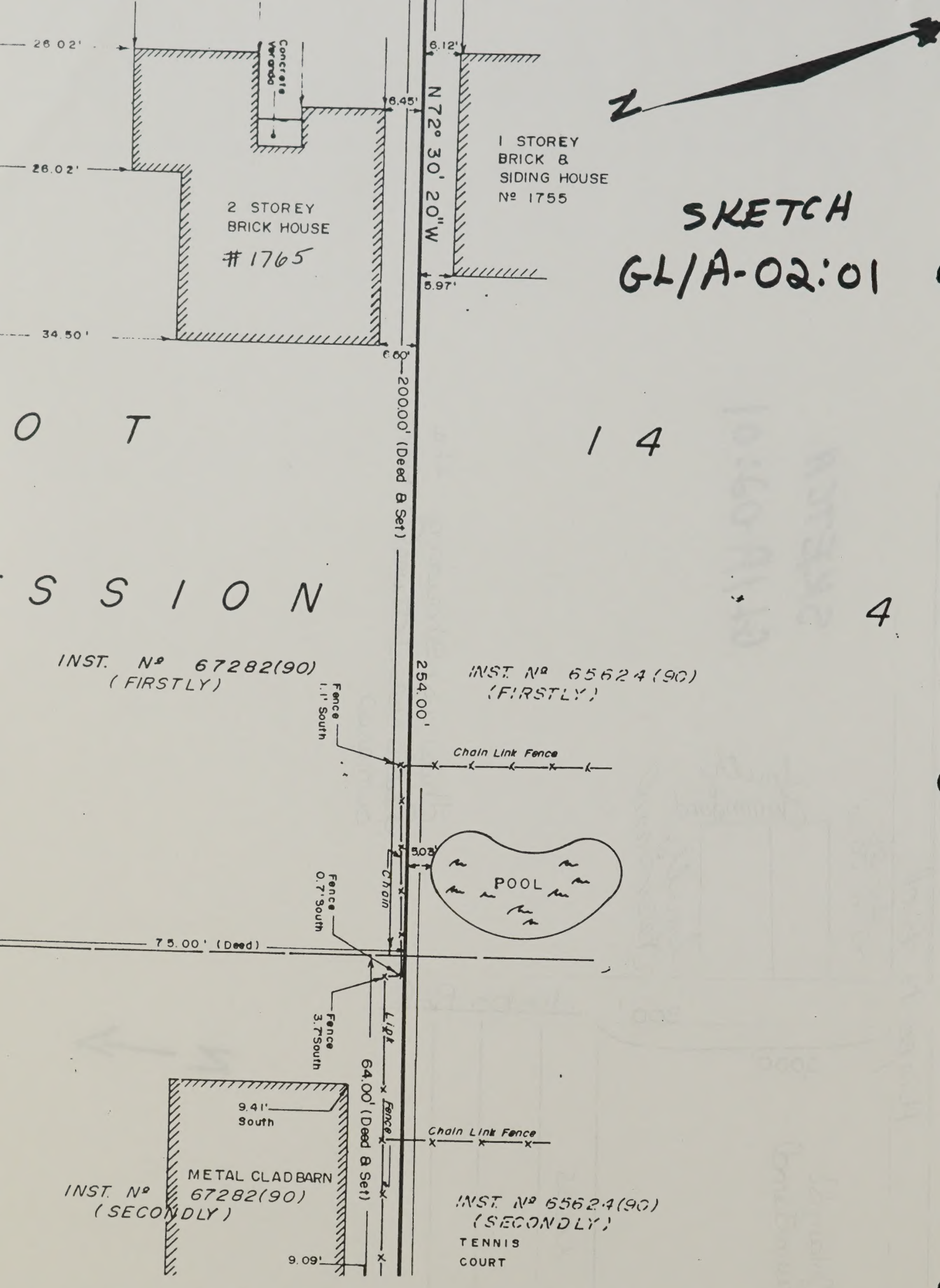
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH

GL/A-02:01

This is showing the Distance between Home owners



SKETCH
GL/A-02:01

THE New CITY OF HAMILTON

Planning and Development Department
Committee of Adjustment
71 Main Street West – 7th Floor
Hamilton, Ontario L8P 4Y5

Phone: (905) 546-4144
Fax: (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND RETURN TO THE CITY OF HAMILTON PLANNING DEPARTMENT.

FOR OFFICE USE ONLY.

APPLICATION NO. GL/A-02:01 DATE RECEIVED JAN 7/02

PAID #700.00 DATE DEEMED COMPLETE JAN 7/02

SECRETARY'S SIGNATURE

CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner Joe. Lopes Telephone No. 905-679-5454
   FAX NO. 905-679-8686 E-mail address. _____
2. Address 1765 Nebo Rd Mt. Hope Ont
   _____ Postal Code LOR 1W0
3. Name of Agent Kathy Descamps. Telephone No. 905-679-5454
   FAX NO. 905679-8686 E-mail address. _____
4. Address 7184 Chippewa Rd Mt Hope Ont
   _____ Postal Code LOR 1W0

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

   NONE
   _____ Postal Code _____
   _____
   _____ Postal Code _____

6. Nature and extent of relief applied for:

To use the back of our property as a depot to park 5 stone slinger trucks at the attached address.

7. Why it is not possible to comply with the provisions of the By-law?

By-laws for the Township of Hamboro.
By-law #516-95 permits one average vehicle.
8.11(b)

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

1765 Nebo Rd.
Part of Lot 14 Concession 4.
former township of Hamboro.

9. PREVIOUS USE OF PROPERTY

Residential ✓ Industrial _____ Commercial _____

Farmland _____ Vacant _____

Other _____

9.1 If Industrial or Commercial, specify use _____

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ____ No / Unknown _____

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes_____ No / Unknown _____

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes _____ No / Unknown _____

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes _____ No / Unknown _____

9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes / Unknown _____

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes _____ No ✓ Unknown _____

9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes _____ No ✓ Unknown _____

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes _____ No ✓ Unknown _____

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes _____ No ✓ Unknown _____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Personal knowledge of the area.
We are in the country living on the above property

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10,a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes _____ No ✓

MANDATORY SIGNATURE REQUIRED

OWNER RESPONSIBILITY AND ACKNOWLEDGMENT CLAUSES

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable law, laws, regulations and guidelines pertaining to contaminated sites, including, but not limited to the Ministry of Environment and Energy Guidelines for Use at Contaminated Sites (February 1997), as amended.

I further acknowledge that the City of Hamilton is not responsible for the identification and/or remediation of contaminated sites. I also agree, whether in or as a result of any action or proceeding for environmental clean-up of any damage or otherwise related to the subject lands or any other lands impacted by the subject lands, that I will not sue nor make any claim whatsoever against the City of Hamilton, their respective officers, officials, employees, or agents, or any of the foregoing, for or in respect of any loss, damage, injury or costs.

JAN. 7/02.
Date

JOE LOPES
Signature Property Owner

JOE LOPES
Print Name of Owner

10. Dimensions of lands affected:

Frontage 150'

Depth 318'

Area 1.5 Acres.

Width of street 86'

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: See plan attached

Proposed: No New Construction

12. Location of all buildings and structures on or proposed for the subject lands; (specify distance from side, rear and front lot lines)

Existing: See plan.

Proposed: No New Construction

13. Date of acquisition of subject lands:

Jan 11. 1991

14. Date of construction of all buildings and structures on subject lands:

Jan 11 - 1991

15. Existing uses of the subject property: Residential.

16. Existing uses of abutting properties: Home & Farmland.

17. Length of time the existing uses of the subject property have continued:

1991

18. Municipal services available: (check the appropriate space or spaces)

Water NO Connected NO

Sanitary Sewer NO Connected NO.

Storm Sewers NO

19. Present Official Plan provisions applying to the land:

Agriculture

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

Agriculture A1

21. Has the owner previously applied for relief in respect of the subject property?

Yes (No)

If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of The Planning Act?

Yes (No)

23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 9 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.

I, Joe Lopes of the City of Hamilton. of

_____ in the _____ of

_____ solemnly declare that:

All of the above statements are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me at the
at the City of Hamilton)
)
in the)
)
of)
) Applicant
this 7th day of January A.D. 2002)

CHRISTINA NAOMI GLAZEBROOK, a Commissioner, etc.,
for The Regional Municipality of Hamilton-Wentworth
and The Corporation of the City of Hamilton.
Expires September 5, 2003.

A Commissioner, etc.

PART 24 OWNERS AUTHORIZATION

As of the date of this application, I (NAME) Joe Lopes
am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize:

Kathy Descampes
City of Hamilton.

to act in my stead in this matter.

DATE Jan 7/02. SIGNED

PART 25 DISCLOSURE CONSENT OF THE OWNER:

In submitting this application, I, Joe Lopes,
consent to the disclosure to any person or public body any and all information, including personal information under the *Municipal Freedom of Information and Protection of Privacy Act*, that is:

1. Submitted by me or on my behalf under the *Planning Act* for the purpose of processing this application; and
2. Created by others i.e. for the purposes of processing this application.

Jan 7/02.
Date

Signature of Owner

URBAN MUNICIPAL

CA5 ON HAM
A34
2002

THE New! CITY OF HAMILTON

URBAN MUNICIPAL

JAN 2 4 2002

GOVERNMENT DOCUMENTS

AGENDA
COMMITTEE OF ADJUSTMENT (URBAN)

****

Date: Wednesday, February 6th, 2002
Time: 3:00 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
3:15 p.m.	SC/A-02:03	11 ½ First Street South (Stoney Creek)	Agent I Douglas Smith Owner Roger & Leanne Cowley
3:20 p.m.	AN/A-02:02	27 Legend Court (Ancaster)	Agent Capital Mgt. Corp. Owner Numount Ancaster Inc.
3:25 p.m.	AN/A-02:06	170 Morwick Drive (Ancaster)	Agent A.G.H. Planning Owner Ancaster Jerseyville Estates
3:30 p.m.	HM/A-02:04	62 Victoria Avenue South (Hamilton)	Owner Dimco Contracting
3:35 p.m.	HM/A-02:05	1543 Main Street East (Hamilton)	Agent DeFilippis Design Owner Warren Haley
3:40 p.m.	HM/A-02:07	1685 Main Street West (Hamilton)	Agent John Mokrycke Owner Vector (Main West) Ltd.
3:45 p.m.	HM/A-02:08	400 Sanatorium Road (Hamilton) **TABLED**	
3:50 p.m.	HM/A-02:09	549 Kenilworth Avenue North (Hamilton)	Agent James Flood Owner National Steel Car War Veterans Assoc.

CLOSED

THE NEW CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:03

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 6.2

AND IN THE MATTER OF Premises municipally known as 11 1/2 First Street South, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"R1" (Single Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent I. Douglas Smith on behalf of the owners Roger Todd and Leanne Marie Cowley, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the existing single family dwelling to remain notwithstanding that:

1) a front yard depth of 1.75m shall be provided instead of the minimum required 6.0m front yard depth; and,

2) 0.6m side yards shall be provided instead of the minimum required 1.2m side yards with further eave projection.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 6th, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

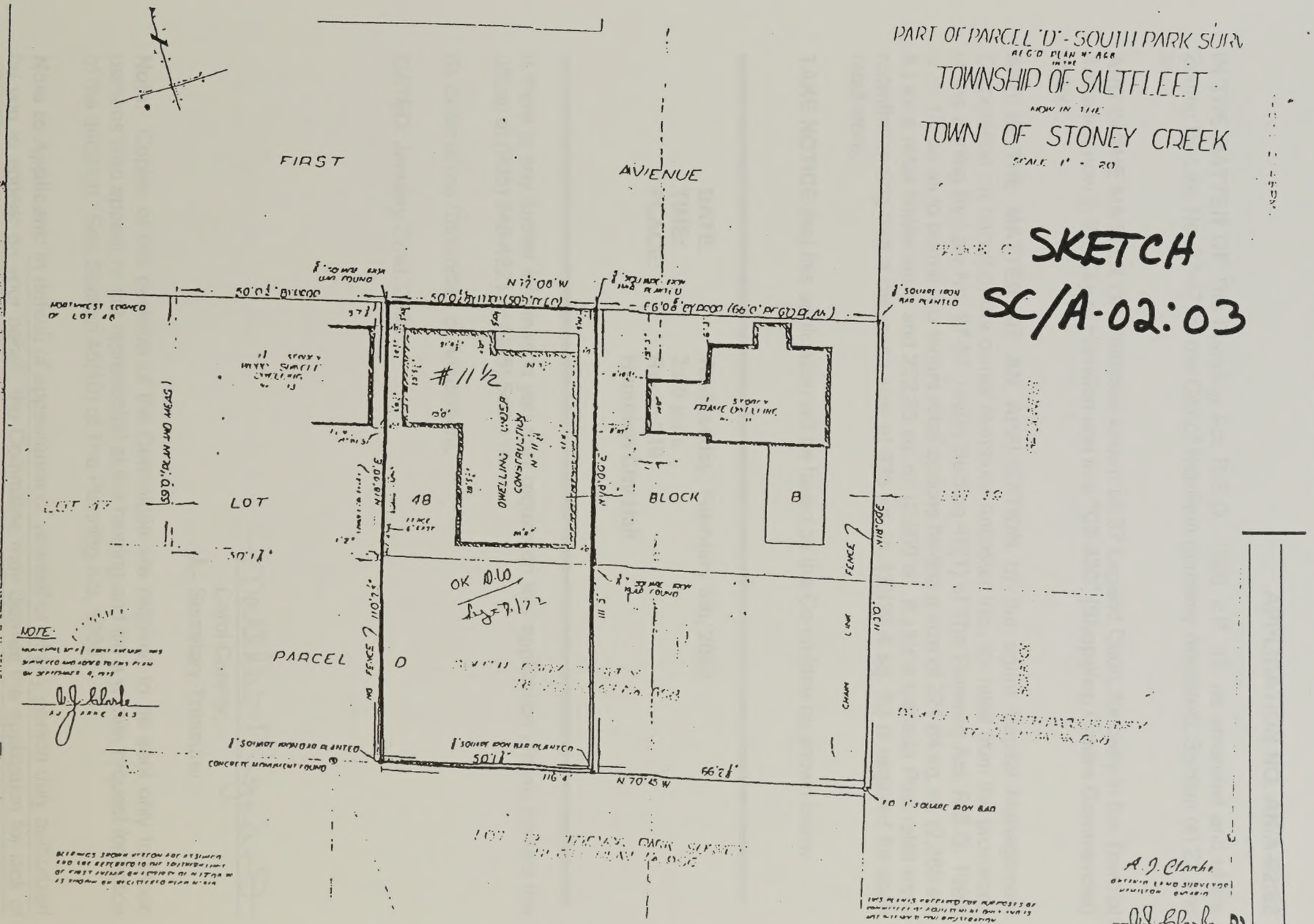
DATED: January 22nd, 2002

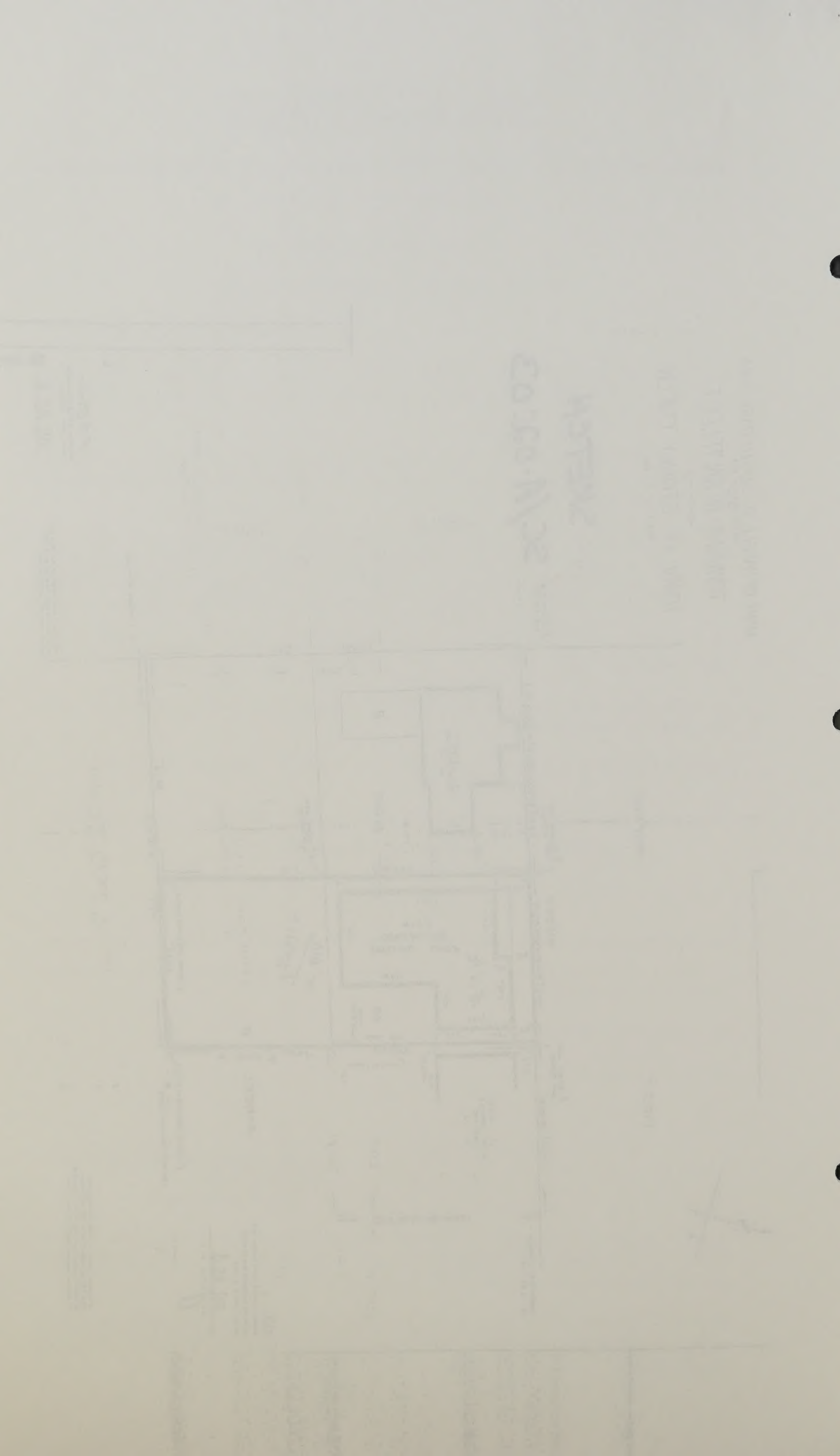
Christina Hagerbrant

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


PART OF PARCEL 'D' - SOUTH PARK SURA
REG'D PLAN N° 468
IN THE
TOWNSHIP OF SALTFLEET
NOW IN THE
TOWN OF STONEY CREEK
SCALE 1" = 20
SKETCH
SC/A-02:03
FIRST
AVENUE
#11½
DWELLING UNDER CONSTRUCTION
N° 11½
1 STOREY FRAME DWELLING
N° 11
LOT
48
BLOCK
B
PARCEL D
50.01'
50.01'
50.01'
50.01'
N 70° 45' W
99.93'
N 19° 30' E
110.24'
111.3'
110.01'
FENCE
CHAIN LINK
1" SQUARE IRON BAR PLANTED
CONCRETE MONUMENT FOUND
1" SQUARE IRON BAR FOUND
NOTE:
A. J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON ONTARIO



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:02

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Section (s) 22 and 34

AND IN THE MATTER OF Premises known as 27 Legend Court, formerly in the Town of Ancaster, now in the City of Hamilton and in a **"C2-420" (Shopping Centre Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Capital Management Corporation on behalf of the owner Numount Ancaster Inc., for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit two tenant retail spaces having a size of 221.84 sq. m. (2,388 sq. ft.) for a retail flower store and 232.25 sq. m. (2,500 sq. ft.) for a Canada Post retail store notwithstanding that a minimum size of 325 sq. m. (3,498.4 sq. ft.) is required for each retail store.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 6th, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: January 22nd, 2002

Martha Mignard

Carol Connor,
A- Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

Meadowlands entertainment centre

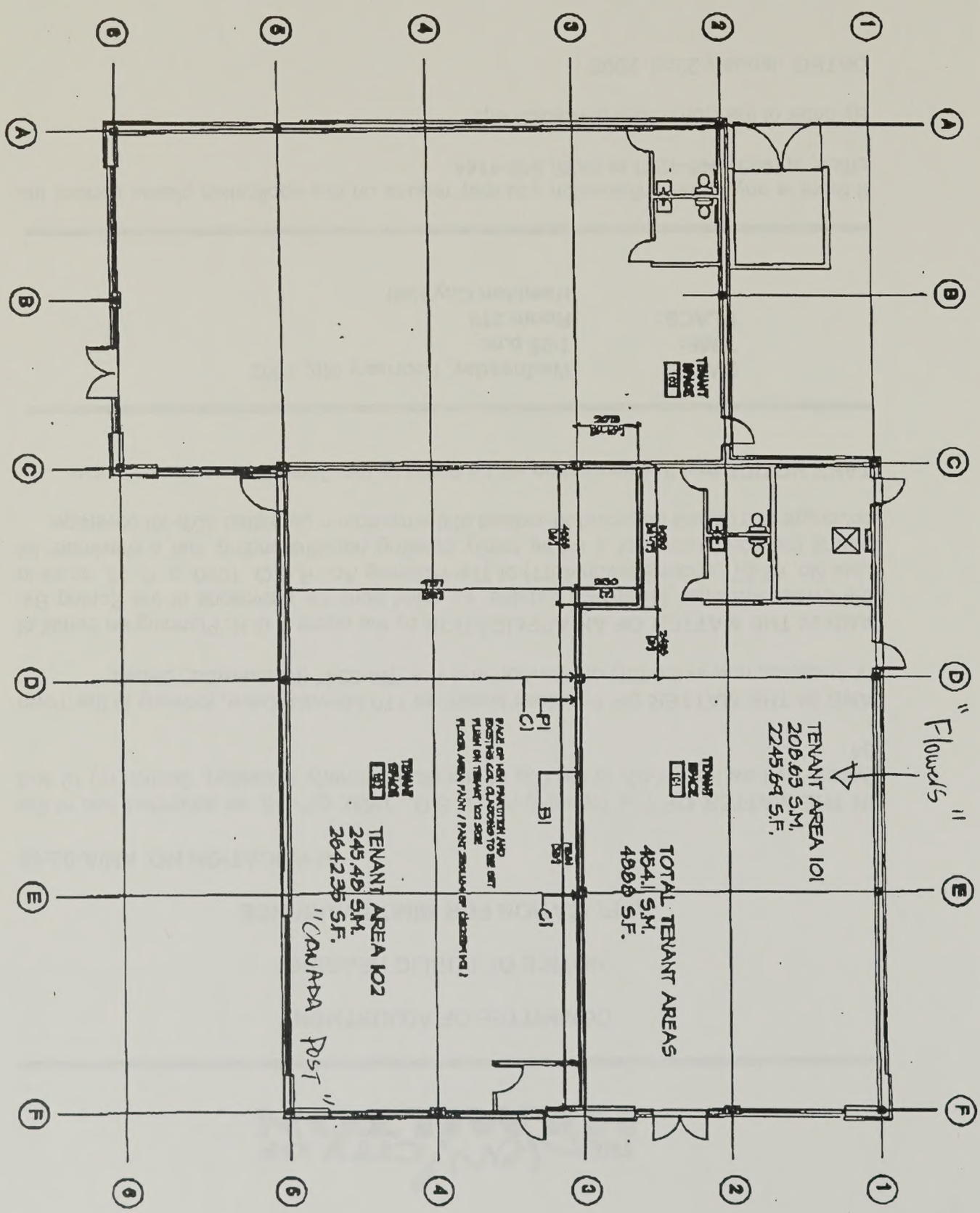
—ancaster, ontario

SKETCH
AN/A-02:02

Meadowlands Entertainment Centre III

Golf Links Road

This information is for discussion and marketing purposes only, may not be to scale August, 20


TENANT AREA 101
208.63 S.M.
2245.69 S.F.
"Flowers"
TOTAL TENANT AREAS
454.1 S.M.
4888 S.F.
TENANT AREA 102
245.48 S.M.
2642.35 S.F.
"CANADA POST"
TENANT SPACE 101
TENANT SPACE 102
P1
C1
B1
C1

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:06

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Section (s) 12 and 34

AND IN THE MATTER OF Premises known as 170 Morwick Drive, formerly in the Town of Ancaster, now in the City of Hamilton and in a **"R4-394" (Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent A.G.H. Planning on behalf of the owner Ancaster Jerseyville Estates, for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a single family dwelling notwithstanding that a maximum lot coverage of 37% will be provided instead of the maximum permitted 35% lot coverage.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 6th, 2002**
TIME:	**3:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: January 22nd, 2002.

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

F:/1380/1380-LOT139.DWG

LOT GRADING CERTIFICATE

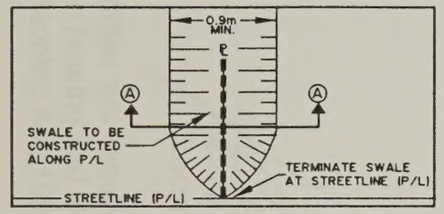
Acting as Consulting Engineer on behalf of the Owner, Weslake Inc. hereby certifies this individual grading plan as being in conformity with the overall intent of the approved grading plan for this subdivision.

The proposed grades shown are compatible with adjacent properties and this lot will drain satisfactorily and will not adversely affect adjacent properties.

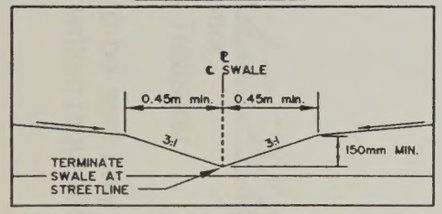
LICENSED PROFESSIONAL ENGINEER
T. BUI
12/14/01
PROVINCE OF ONTARIO

BENCHMARK:
No. 75U233
ANCASTER HIGH SCHOOL TABLET IN CONCRETE FOUNDATION OF SOUTH EAST WING OF SCHOOL.
1.56m FROM S.E. CORNER
ELEV.=257.235m

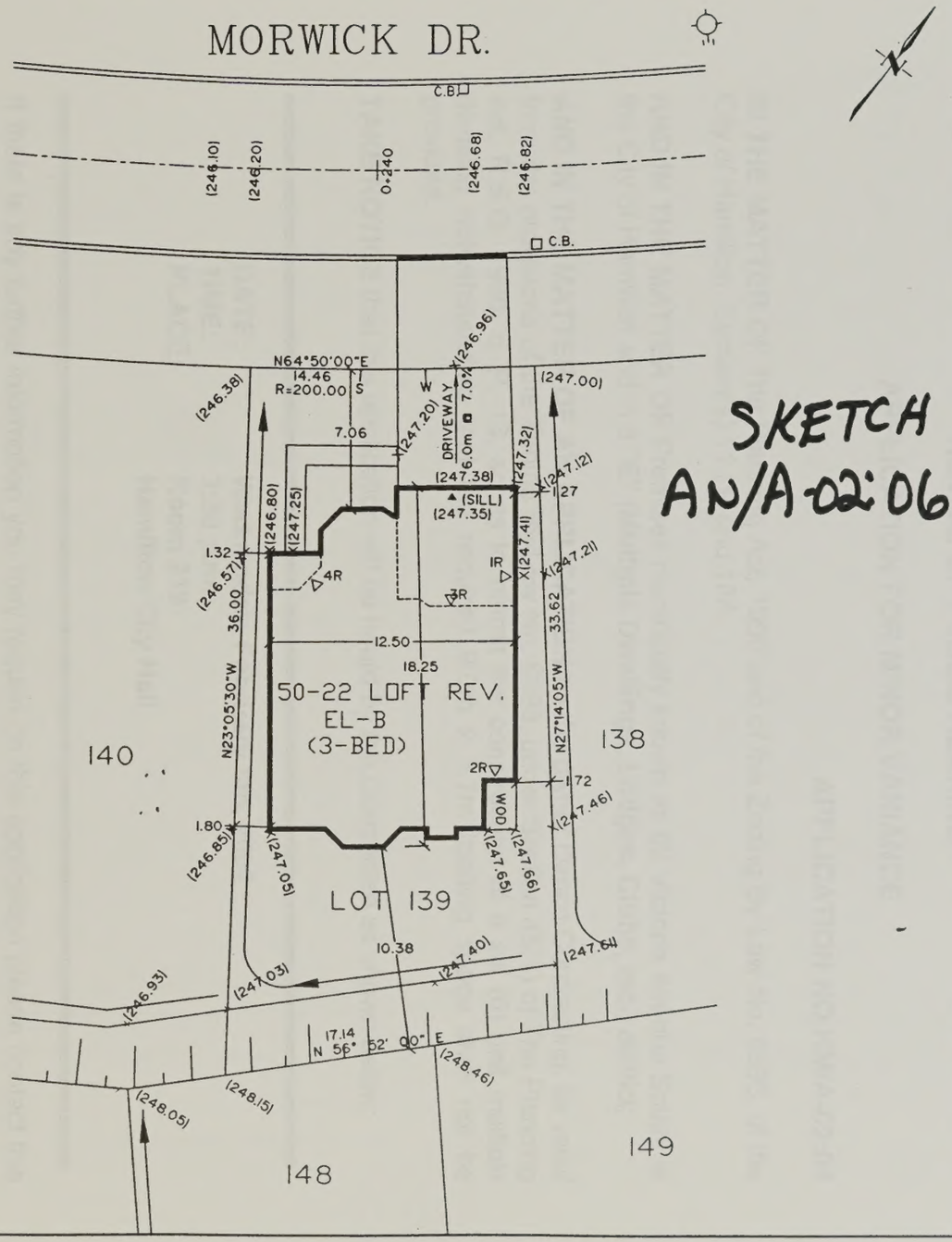
TYPICAL SIDEYARD SWALE DETAIL



TYPICAL SIDEYARD SWALE DETAIL
CROSS SECTION A-A



LOT AREA= 545.5m²
LOT COVERAGE= 37.1%
PROPOSED FIRST FLOOR ELEVATION = 248.05
PROPOSED BASEMENT FLOOR ELEVATION = 245.50
PROPOSED UNDERSIDE OF FOOTING ELEVATION = 245.27
PROPOSED FINISHED GARAGE FLOOR ELEVATION = 247.48
PROPOSED TOP OF FOUNDATION WALL ELEVATION = 247.81



SKETCH
A-02:06

LEGEND

250.00	AS-BUILT ELEVATION
250.00	EXISTING ELEVATION
(250.00)	PROPOSED ELEVATION
(250.00) / (250.00)	EXISTING AND PROPOSED ELEVATIONS
	PROPOSED SWALE
	SURFACE DRAINAGE
	HYDRANT
	PROP. SLOPE 3:1
	STREET LIGHT
I S	SANITARY SERVICE INV 244.09 @ P/L
I W	WATER SERVICE
▼	GARAGE DOOR LOCATION
△IR	ENTRANCE DOOR LOCATION w/ NUMBER OF RISERS

HOUSE MODEL:
50-22 LOFT REV. EL. 'B'

DRAWN BY: S.M.
CHECKED BY: TB

DATE OF PLOT:
DEC. 14, 2001

DATE:
DECEMBER 2001

SCALE IN METRES: 1:250

OWNER:
EMPIRE HOMES

MUNICIPALITY
CITY OF HAMILTON
DISTRICT OF ANCASTER

PROJECT NAME:
FOXWOOD ESTATES

WESLAKE INC.
Civil Engineers, Municipal and Environmental Planners
120 LANCING DRIVE
UNIT No. 10
HAMILTON, ONTARIO
L8W 3A1

DRAWING TITLE
PLAN 62M-831
GRADING PLAN
LOT 139
170 MORWICK DRIVE

PROJECT NO.: 1380

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:04

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 11.(1) and 18A.

AND IN THE MATTER OF Premises municipally known as 62 Victoria Avenue South, in the City of Hamilton and in a **"E" (Multiple Dwellings, Lodges, Clubs, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Dimco Contracting, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a six (6) unit multiple dwelling notwithstanding that the required 9.0m x 3.7m loading space shall not be provided.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 6th, 2002**
TIME:	**3:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

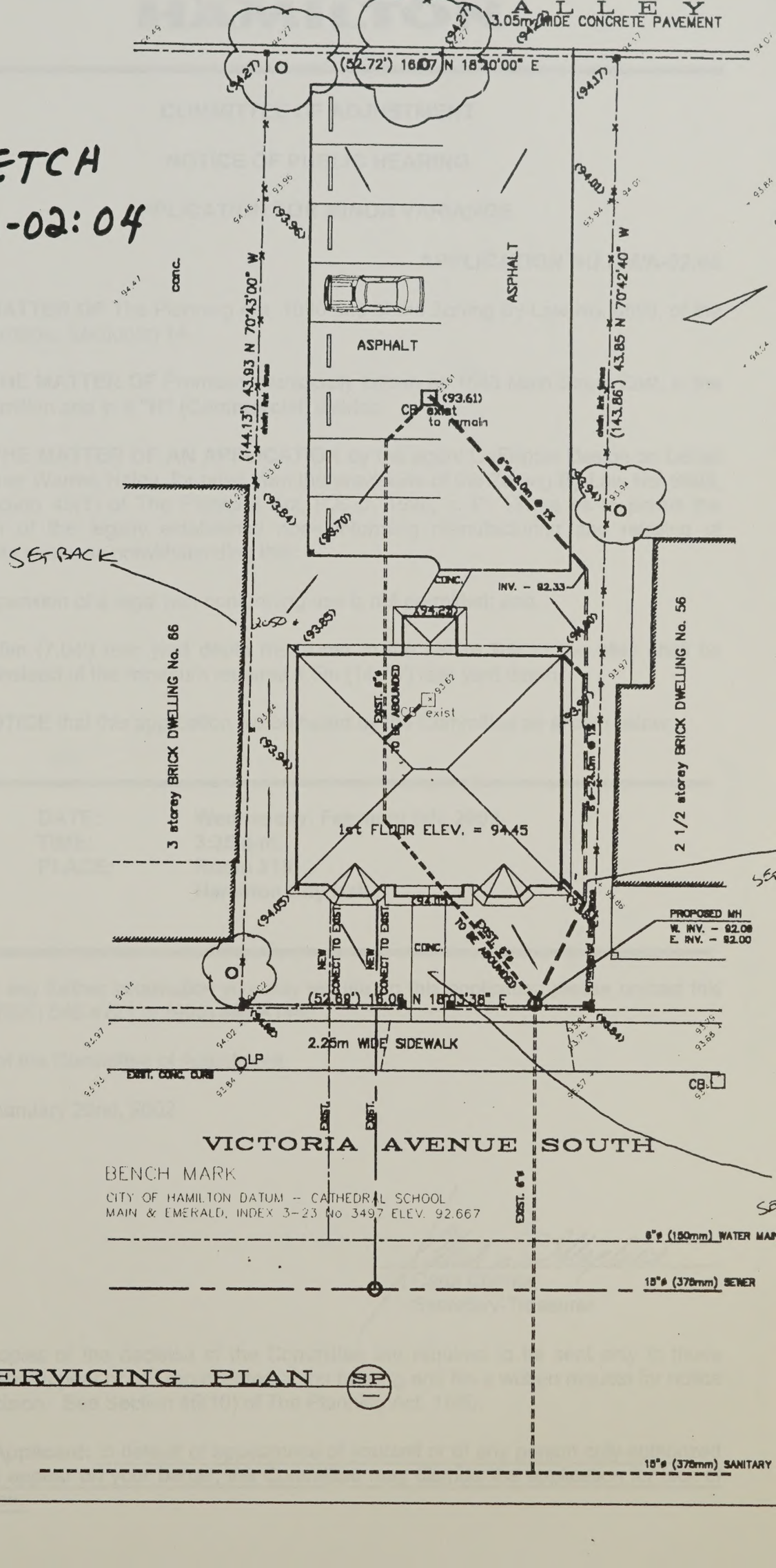
DATED: January 22nd, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:04



BENCH MARK

CITY OF HAMILTON DATUM -- CATHEDRAL SCHOOL
MAIN & EMERALD, INDEX 3-23 No 3497 ELEV. 92.667

SITE SERVICING PLAN SP

scale 1:125

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:05

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 14

AND IN THE MATTER OF Premises municipally known as 1543 Main Street East, in the City of Hamilton and in a **"H" (Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent DeFilippis Design on behalf of the owner Warren Haley, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the expansion of the legally established non-conforming manufacturing and retailing of monuments business notwithstanding that:

1) an expansion of a legal non-conforming use is not permitted; and,

2) a 2.15m (7.04') rear yard depth measured to the centre line of the alley shall be provided instead of the minimum required 4.5m (14.76') rear yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 6th, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: January 22nd, 2002

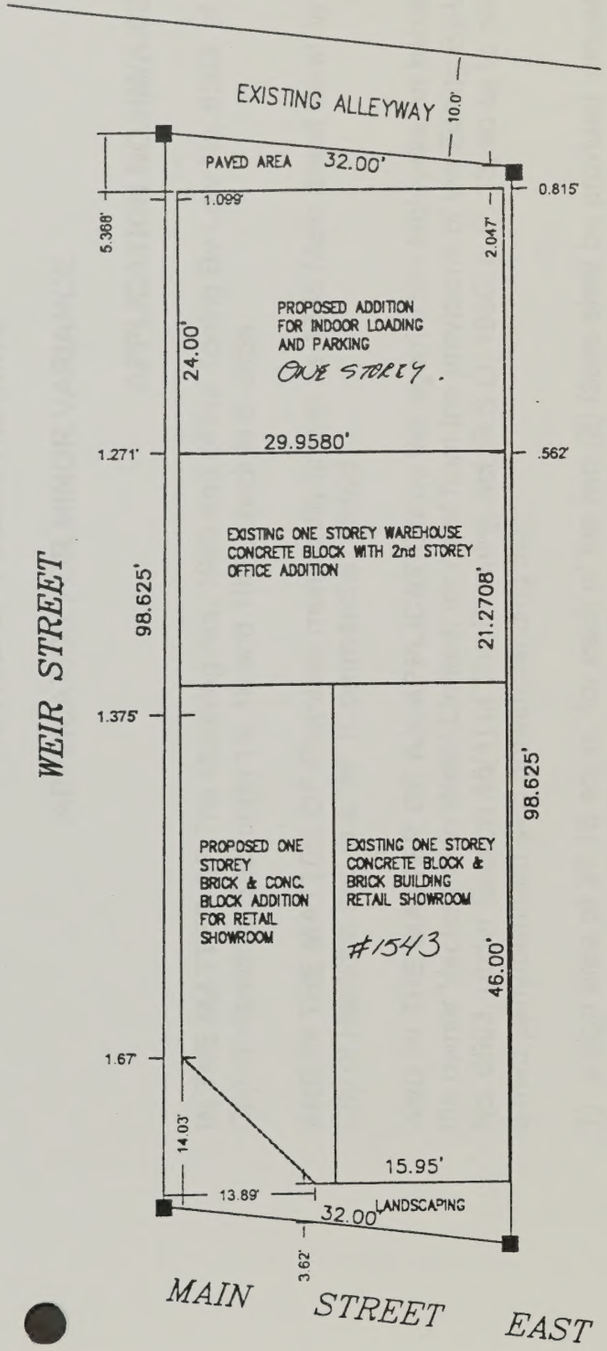
Carol Connor,
Secretary-Treasurer

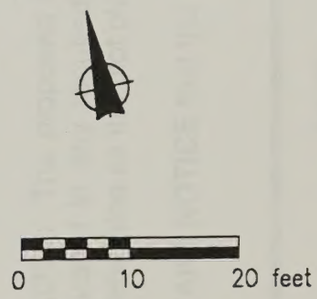
Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

These drawings are the property of DeFILIPPIS DESIGN and are not to be copied, reproduced or used without the express written consent of the designer.

SKETCH
HM/A-02:05





SITE STATISTICS

DETAILS OF DEVELOPMENT

LOT AREA = 3143.4 sq ft
EXISTING BUILDING AREA
SHOWROOM/OFFICE = 736 sq ft
WAREHOUSE = 639 sq ft
PROPOSED ADDITION AREA
SHOWROOM/OFFICE(INC. SECOND FLOOR) = 1211 sq ft
INDOOR LOADING/PARKING = 720 sq ft

TOTAL GROSS FLOOR AREA = 3306 sq ft
TOTAL GROUND FLOOR AREA = 2667 sq ft
TOTAL AREA WITH MECH. EQUIP = 639 sq ft

LOT COVERAGE = 84.84%

NOTES

INFORMATION ON THIS SITE PLAN HAS BEEN OBTAINED FROM A SURVEY PROVIDED BY THE OWNER.

1. OWNER/CONTRACTOR TO VERIFY AND CHECK ALL DIMENSIONS AND SPECS PRIOR TO AND DURING CONSTRUCTION

2. ANY DEVIATIONS, DEFICIENCIES OR DISCREPANCIES FROM THESE DRAWINGS AND SPECS REQUIRES WRITTEN CLARIFICATION AND/OR APPROVAL FROM THE DESIGNER PRIOR TO CONSTRUCTION.

3	
2	
1	
REV	DATE
JOB NO	
CHKD BY	
DRN BY	
DATE	DEC 2004
SCALE	NTS
DWG NO	SHEET ST-1 OF 1

DeFILIPPIS DESIGN
687 BARTON ST. E., SUITE 201
STONEY CREEK, ONTARIO L8E 5L6
(905) 643-2250 FAX (905) 643-1095

PROPOSED ADDITION TO
SHARP MONUMENTS
1543 MAIN STREET EAST
CITY OF HAMILTON, ONTARIO

SITE PLAN

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:07

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 14, 18 and 19B Schedule S-395a

AND IN THE MATTER OF Premises municipally known as 1685 Main Street West, in the City of Hamilton and in a **"H" (Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent John Mokrycke on behalf of the owner Vector (Main West) Limited, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a third party/billboard sign notwithstanding that:

1) a sign area of 37.16 sq. m. for each of the two (2) faces shall be provided instead of the maximum permitted 25 sq. m. per face; and,

2) a front yard depth of 0.0m shall be provided instead of the minimum required 12.0m (39.37') front yard depth.

NOTE: The proposed sign cannot occupy any required parking spaces and cannot be located in any required landscaped area, parking area or access driveway (unable to determine as the plot plan submitted is limited in information).

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 6th, 2002**
TIME:	**3:40 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

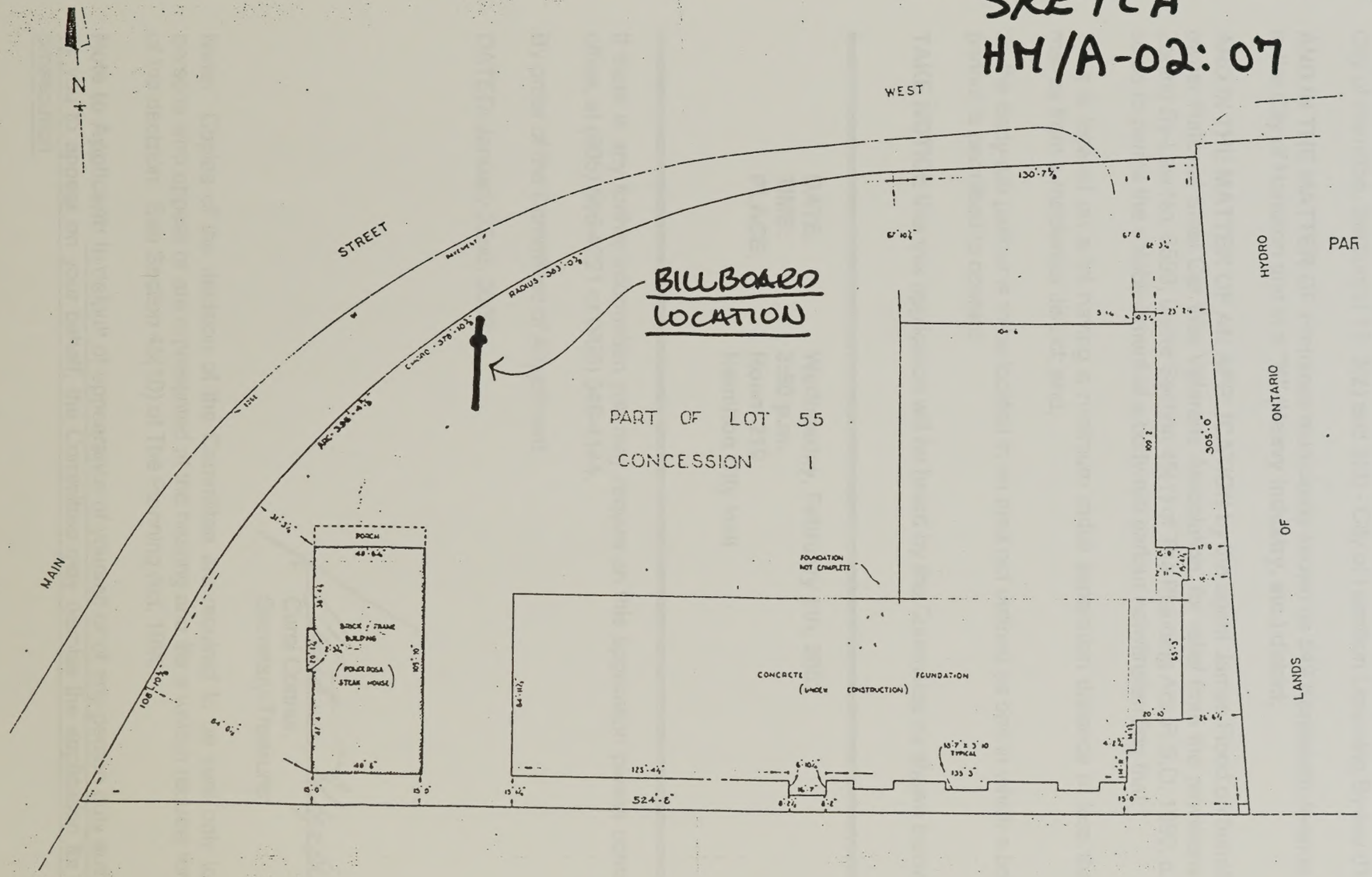
DATED: January 22nd, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02: 07



Project NEW BILLBOARD @ 1685 MAIN ST. W.

Hamilton Ontario

John Mokrycke Architect

143 Park Row North
Hamilton, Ontario
L8H 4E7

Drawing Title

SITE PLAN
1685 MAIN ST. W.
HAMILTON

Drawn By	Checked By
Date DEC. 14/01	Scale NTS
Project No.	Drawing No.

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. HM/A-02:09

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 17, 3(2) and 3(3) - City of Hamilton Licensing By-law 01-156.

AND IN THE MATTER OF Premises municipally known as 549 Kenilworth Avenue North, in the City of Hamilton and in a **"K" (Heavy Industry, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the agent James Flood on behalf of the owner National Steel Car War Veterans Association, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the establishment of a body-rub parlour notwithstanding that:

1) it is located on a lot having a minimum radial separation distance of less than 500 metres from a residential district; and,

2) the body-rub parlour is to be located in an area not defined as one in which a body-rub parlour is permitted to operate.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 6th, 2002**
TIME:	**3:50 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

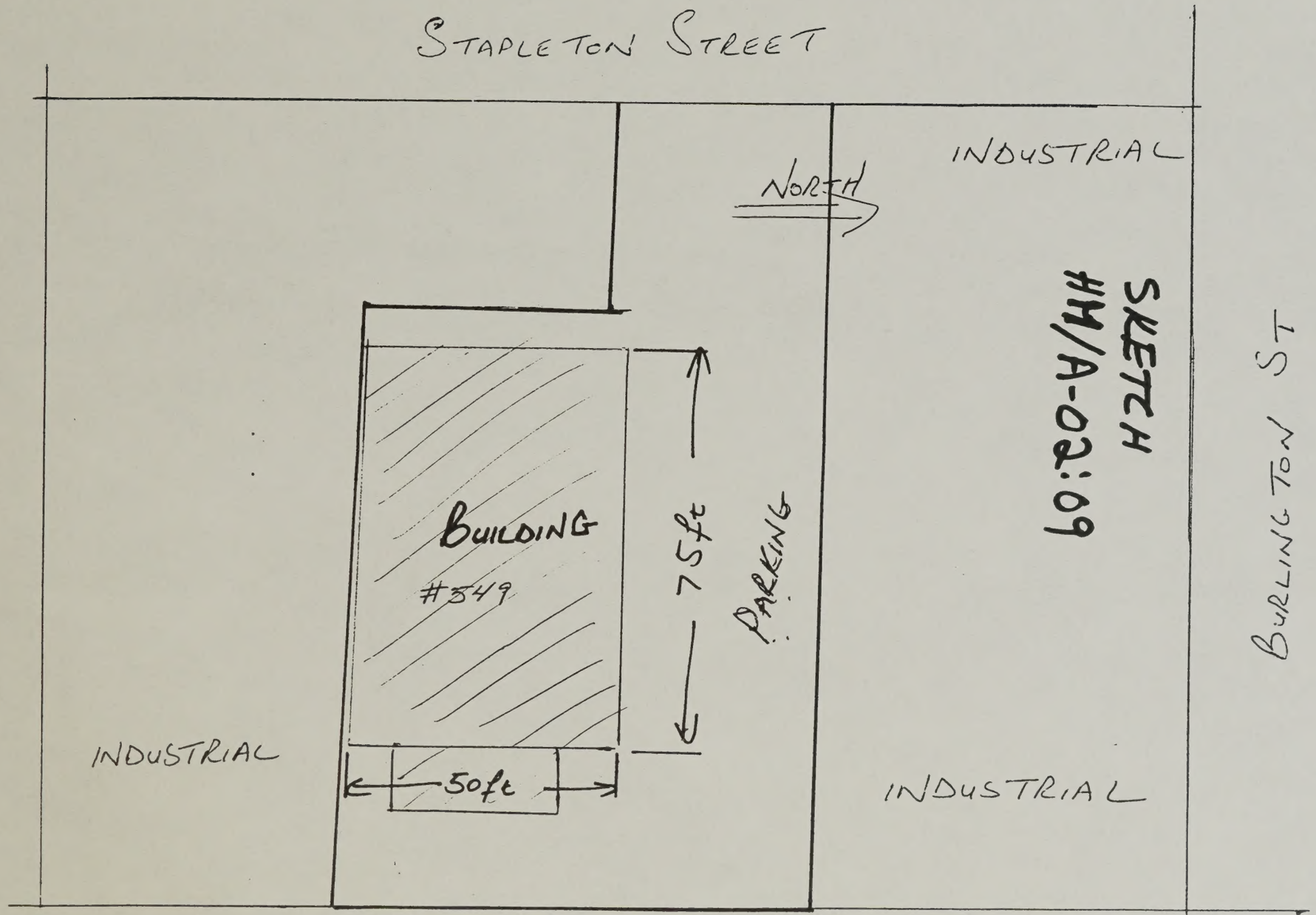
By order of the Committee of Adjustment,

DATED: January 22nd, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


STAPLETON STREET
INDUSTRIAL
NORTH
SKETCH
#M/A-02:09
BEACH BLVD
BURLINGTON ST
BUILDING
#549
75ft
PARKING
INDUSTRIAL
50ft
INDUSTRIAL

URBAN
MUNICIPAL

THE New CITY OF HAMILTON

URBAN MUNICIPAL

FEB 0 7 2002

GOVERNMENT DOCUMENTS

AGENDA
COMMITTEE OF ADJUSTMENT

Date: Wednesday, February 20th, 2002
Time: 3:00 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
3:15 p.m.	A-01:234	11 Kingswood Drive	Agent John Staley Owner David Dalgleish
3:20 p.m.	SC/A-02:10	455 Arvin Avenue (Stoney Creek)	Agent Larry D. Hall Owner 1315440 Ontario Inc.
3:25 p.m.	DN/A-02:16	7 Willowglen Court (Dundas)	Owner Charles Holton
3:30 p.m.	AN/A-02:17	32 Holkham Avenue (Ancaster)	Agent John Chun Owner Scarlett Homes Ltd.
3:35 p.m.	HM/A-02:08	400 Sanatorium Road	Agent Planning & Engineering Initiatives Owner Columbia International College
3:40 p.m.	HM/A-02:12	83 Smith Avenue	TABLED
3:45 p.m.	HM/A-02:13	526 Upper Paradise Road	Agent Alex Thomson Owner Lynwood Hall & Family Centre
3:50 p.m.	HM/A-02:14	190 Locke Street South	WITHDRAWN
3:55 p.m.	HM/A-02:15	21 Murray Street West	Agent Arthur Camporese Owners Dwayne & Aimee Cline
4:00 p.m.	HM/B-02:01	126-128 Sanford Avenue North and 503-511 Cannon Street East	Agent Ed Fothergill Owners 1104152 Ontario Inc. & 1186466 Ontario Ltd.
4:05 p.m.	HM/B-02:02 HM/B-02:03	202 Eleanor Avenue	Owner Robert G. Simpson
4:10 p.m.	HM/B-02:04 HM/B-02:05 HM/B-02:06	120 Ferrie Street East (new municipal No. 404, 406, 408, 410, 412 and 414 Mary Street North)	Agent Fred Spencer Owner Norris Transport

CLOSED

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. A-01:234

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9

AND IN THE MATTER OF Premises municipally known as 11 Kingswood Drive, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent John Staley on behalf of the owner David Dalgleish, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a commercial dental lab to be located in the existing attached garage notwithstanding that the use is not permitted.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

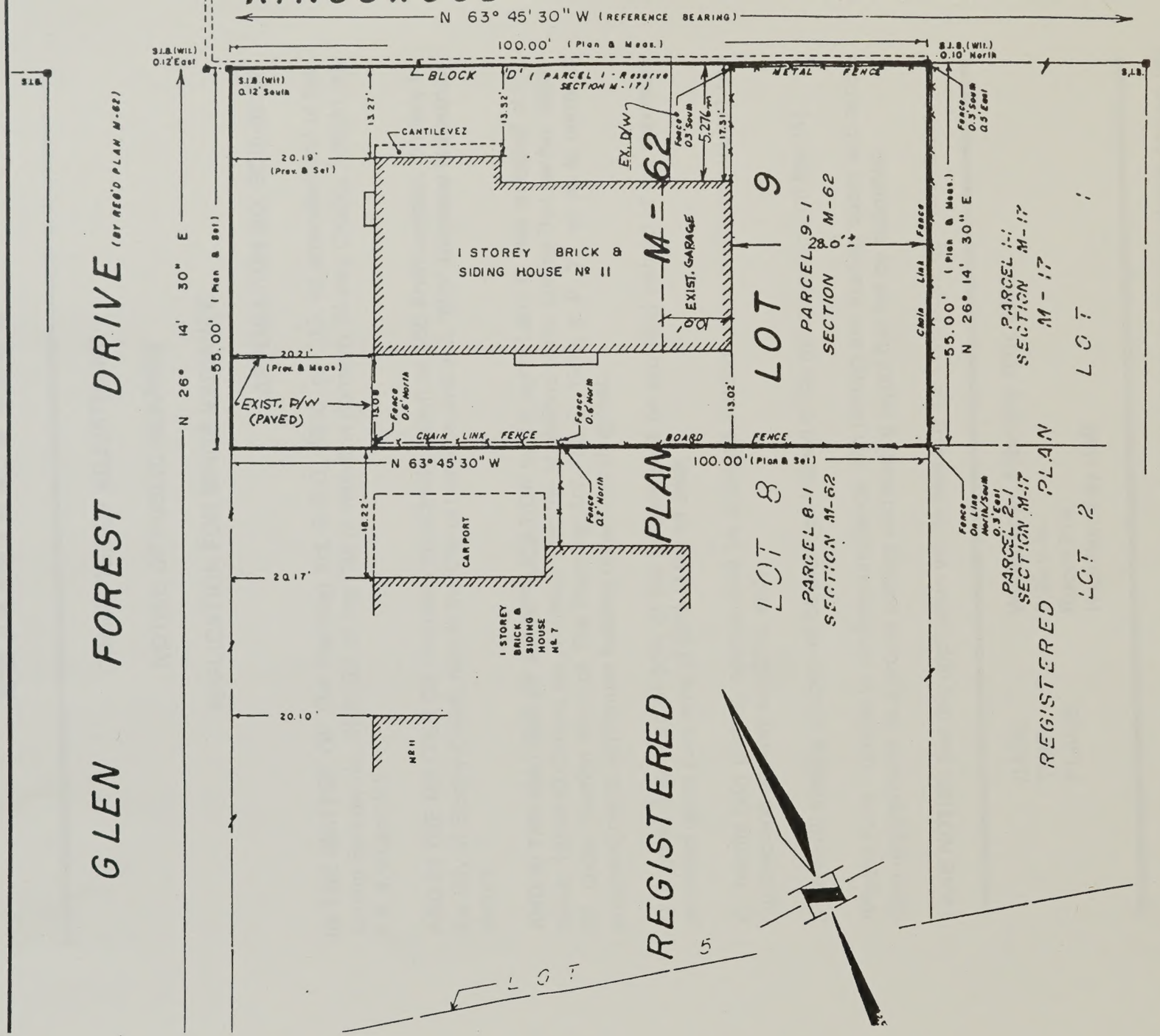
DATED: February 5th, 2002

Christina Klapbrisk

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



LOT 9
REGISTERED PLAN M-62

(KINGSWOOD ESTATES SURVEY)

CITY OF HAMILTON

REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

SCALE: 1" = 15'

CONSOLI & JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYORS
1994

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF KINGSWOOD DRIVE AS SHOWN ON REGISTERED PLAN M-62, HAVING A BEARING OF N 63° 45' 30" W.

LEGEND:

SURVEY MONUMENT FOUND. ■
SURVEY MONUMENT PLANTED. □
STANDARD IRON BAR. S.I.B.
IRON BAR. I.B.
CUT CROSS. C.C.
WITNESS. Wit.
REGISTERED PLAN M-62. Plan, Pl.

SKETCH
A-01:234

THIS REPORT WAS PREPARED FOR MR. LEE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 18th DAY OF JANUARY, 1994.

JANUARY 20, 1994
DATE

G. V. CONSOLI
ONTARIO LAND SURVEYOR

THE NEW CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:10

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 4.9, 4.10 and 9.5

AND IN THE MATTER OF Premises municipally known as 455 Arvin Avenue, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"MG" (General Industrial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Larry D. Hall on behalf of the owner 1315440 Ontario Inc., for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed metal warehouse building notwithstanding that:

1) a gross floor area of 60% of the lot area shall be provided instead of the maximum permitted gross floor area of 50% of the lot area;

2) twenty (20) parking spaces shall be provided instead of the minimum required two hundred and seventy-six (276); and,

3) zero (0) loading spaces will be provided instead of the minimum required four (4).

*Please Note - Unable to confirm compliance with parking and loading space and access drive requirements as a proper parking and loading layout has not be submitted.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 5th, 2002

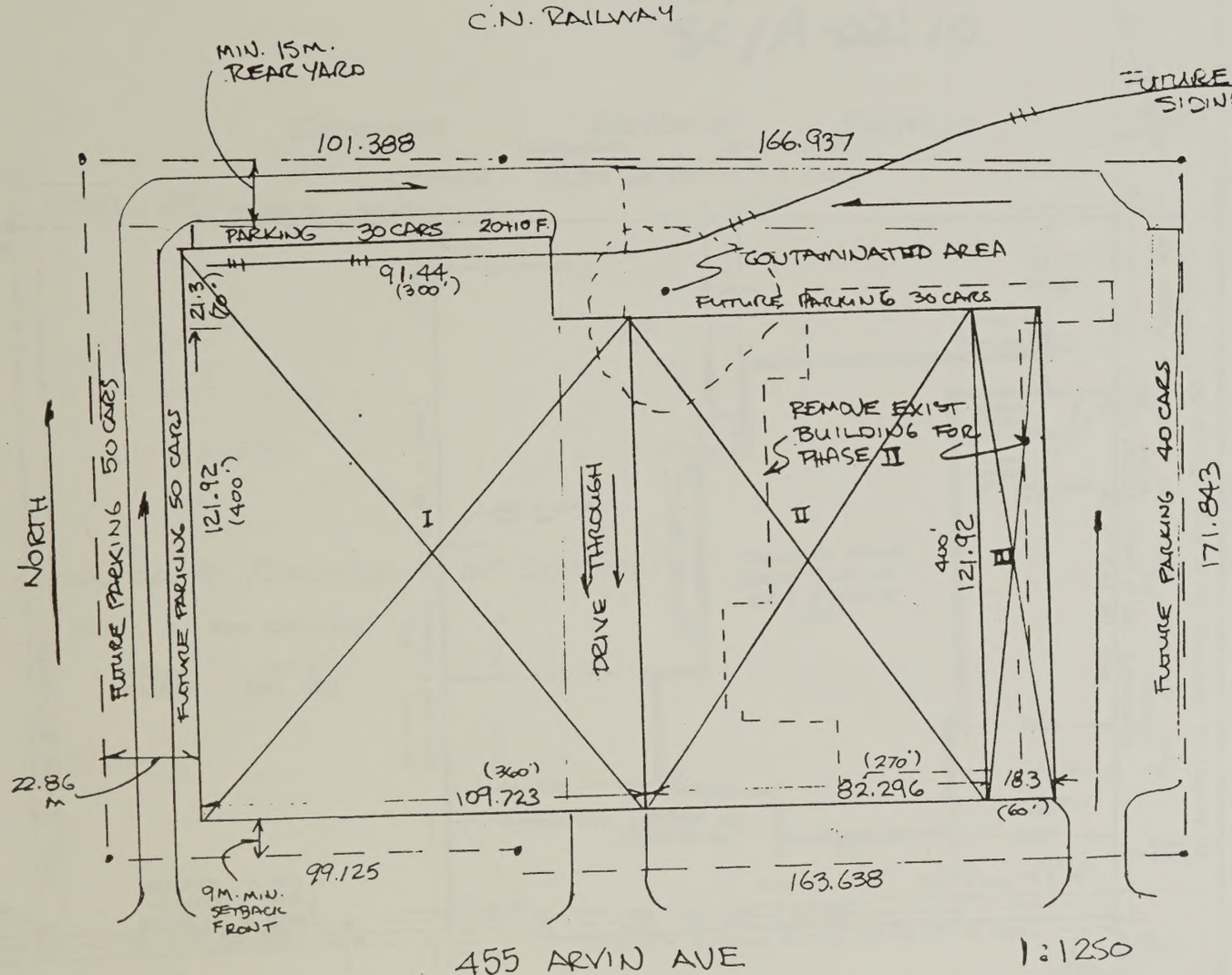
Kristina Kloepfer

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
SC/A-02:10



PHASE I 121.92 x 109.723 + 21.3 x 91.44 = 15,328 m²

PHASE II 121.92 x 82.296 = 10,033 m²

PHASE III 18.3 x 121.92 = 2230 m²

TOTAL 27,591 m²

LOT COVERAGE 60%

PERMITTED COVERAGE 50%

PARKING REQUIRED 276

PARKING PROVIDED 20

FUTURE PARKING 200 (VARIANCE REQ'D)

JAN 15/02 - ISSUED TO COMMITTEE OF ADJUSTMENT

BEATTY-HALL
Construction Co Limited

BEATTY-HALL
CONSTRUCTION CO. LIMITED
75 LELAND ST.
HAMILTON, ONTARIO
(905) [redacted] 522-4631
FAX [redacted] 527-9011

455 ARVIN AVE.
STONEY CREEK (HAMILTON)

PRELIMINARY SITE PLAN

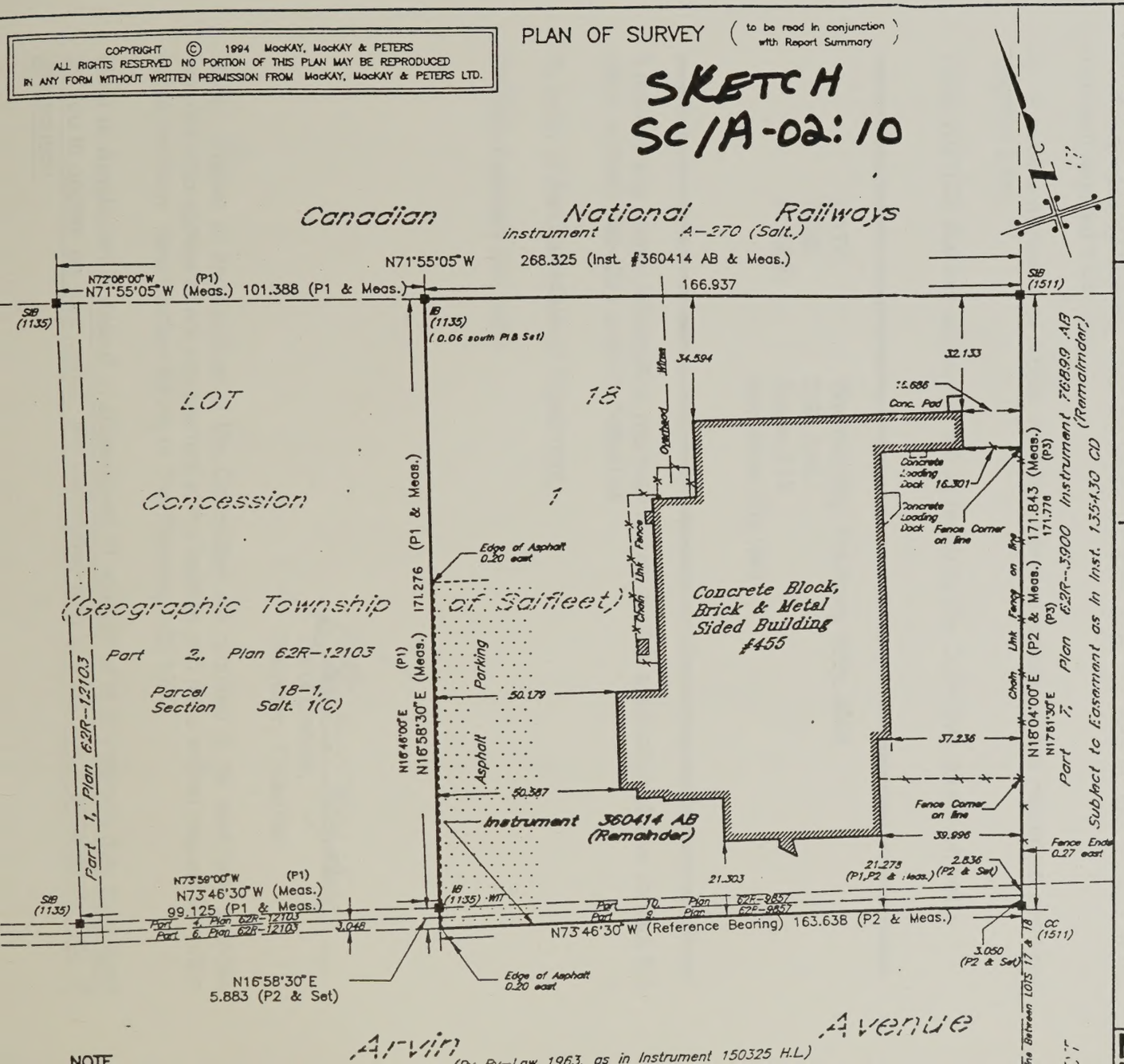
DATE: JAN 15/02 | SCALE: 1:1250

1

COPYRIGHT © 1994 MacKAY, MacKAY & PETERS
ALL RIGHTS RESERVED NO PORTION OF THIS PLAN MAY BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION FROM MacKAY, MacKAY & PETERS LTD.

PLAN OF SURVEY (to be read in conjunction with Report Summary)

SKETCH
SC/A-02:10



NOTE

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF
PART OF LOT 18, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SALTFLEET
KNOWN AS MUNICIPAL No 455 ARVIN AVENUE
NOW IN THE
CITY OF STONEY CREEK
REGIONAL MUNICIPALITY OF HAMILTON – WENTWORTH

SCALE: 1 : 1250

25 0 25 50 100 metres

MacKAY, MacKAY & PETERS LIMITED – 1994

REPORT SUMMARY (to be read in conjunction with Plan of Survey)

REGISTERED EASEMENTS AND/OR RIGHTS–OF–WAY:

ADDITIONAL REMARKS:

OVERHEAD WIRES CROSS THE REAR LIMIT OF THE SUBJECT PARCEL

NOTE

MacKAY, MacKAY & PETERS LIMITED grants TRW CANADA ["The Client(s)"], their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in transactions involving "The Client(s)".

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF ARVIN AVENUE, AS SHOWN ON PLAN 62R–9857, HAVING A BEARING OF N 73° 46' 30" W.

LEGEND

■	DENOTES A SURVEY MONUMENT FOUND	ø	DENOTES ROUND
□	DENOTES A SURVEY MONUMENT PLANTED	WIT.	DENOTES WITNESS MONUMENT
SIB	DENOTES STANDARD IRON BAR	CC	DENOTES CUT CROSS
SSIB	DENOTES SHORT STANDARD IRON BAR	CP	DENOTES CONCRETE PIN
IB	DENOTES IRON BAR	(OU)	DENOTES ORIGIN UNKNOWN
(1135)	DENOTES L.G. WOODS O.L.S.	(P1)	DENOTES PLAN 62R–12103
(1511)	DENOTES G.V. CONSOLI O.L.S.	(P2)	DENOTES PLAN 62R–9857
		(P3)	DENOTES 62R–3900

SURVEYOR'S CERTIFICATE

The field survey represented on this plan and report was completed on the 16th day of March 1994.

MARCH 23, 1994.
HAMILTON – ONTARIO

W. BRUCE CLARK
ONTARIO LAND SURVEYOR

© 1994 MacKAY, MacKAY & PETERS LIMITED
CAUTION : "Original copies" approved by this office must bear the Ontario Land Surveyor's signature and seal.

CAD DATE: 23/MAR/1994 11:24AM CAD FILE: D:\H2DAT24\9410301.DWG

MACKAY
ONTARIO LAND SURVEYORS ESTABLISHED 1906
SUITE 700, UNION GAS BUILDING

DRAWN BY J.L.
PARTY CHIEF: D.L.

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. DN/A-02:16

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3581-86, as amended, of the City of Hamilton (formerly Dundas).

AND IN THE MATTER OF Premises municipally known as 7 Willowglen Court, formerly in the Town of Dundas, now in the City of Hamilton and in a **"R2/S-51" (Single Detached Residential Zone, as amended)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Charles Holton, for relief from the provisions of the Zoning By-Law No. 3581-86, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit an existing accessory building to be located in the rear yard notwithstanding that:

1) the accessory building shall be located 0.63m from the side lot line instead of the minimum required 1.0m; and,

2) a maximum height of 3.68m shall be permitted instead of the maximum permitted height of 2.0m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**3:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

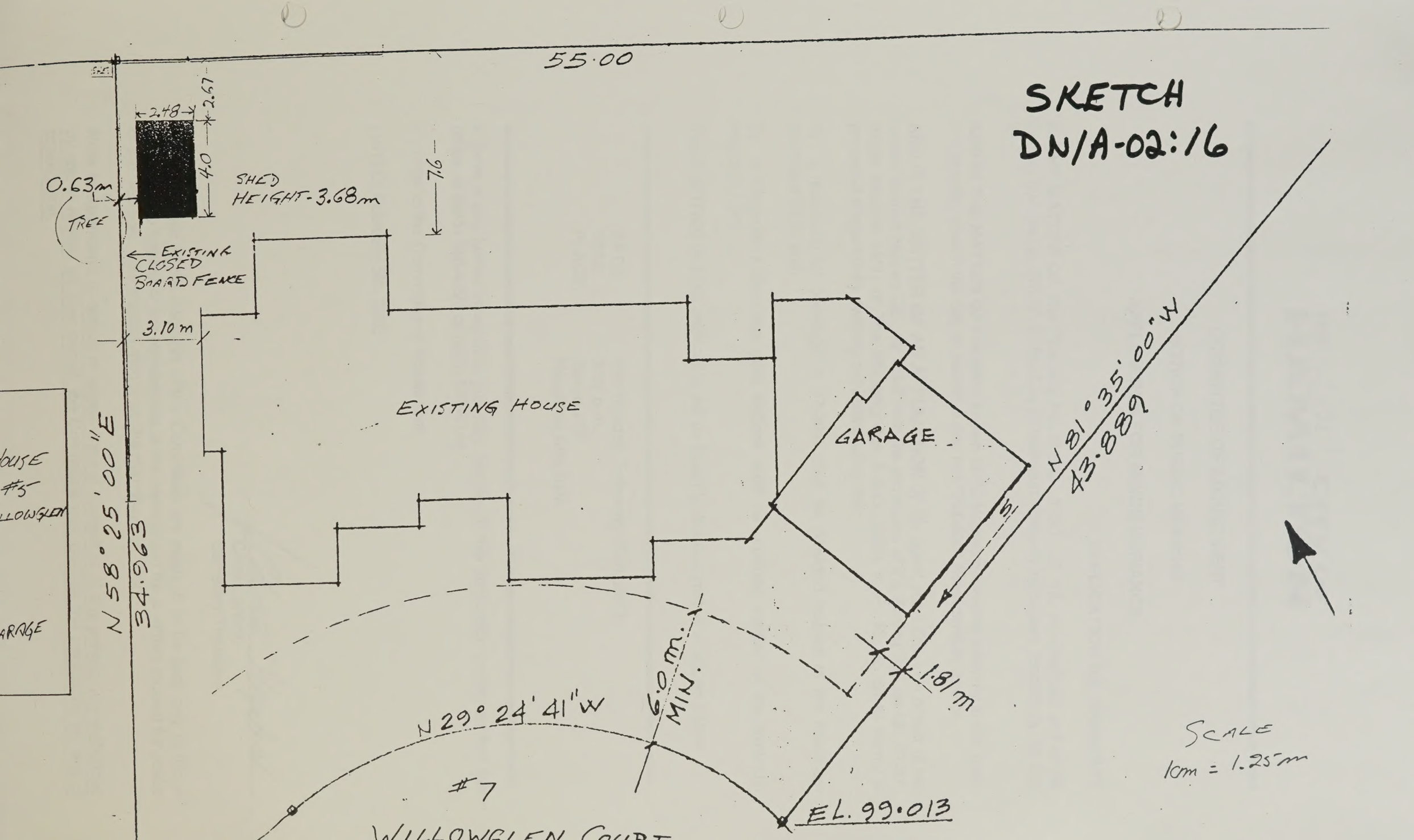
DATED: February 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
DN/A-02:16



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:17

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Section (s) 12 and 34

AND IN THE MATTER OF Premises known as 32 Holkham Avenue, formerly in the Town of Ancaster, now in the City of Hamilton and in a **"R4-450" (Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent John Chun on behalf of the owner Scarlett Homes Ltd., for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed single family dwelling notwithstanding that:

1) a maximum lot coverage of 37.29% shall be provided instead of the maximum permitted 35%; and,

2) a minimum 7.36m rear yard setback shall be provided instead of the minimum required 7.5m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**3:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 5th, 2002

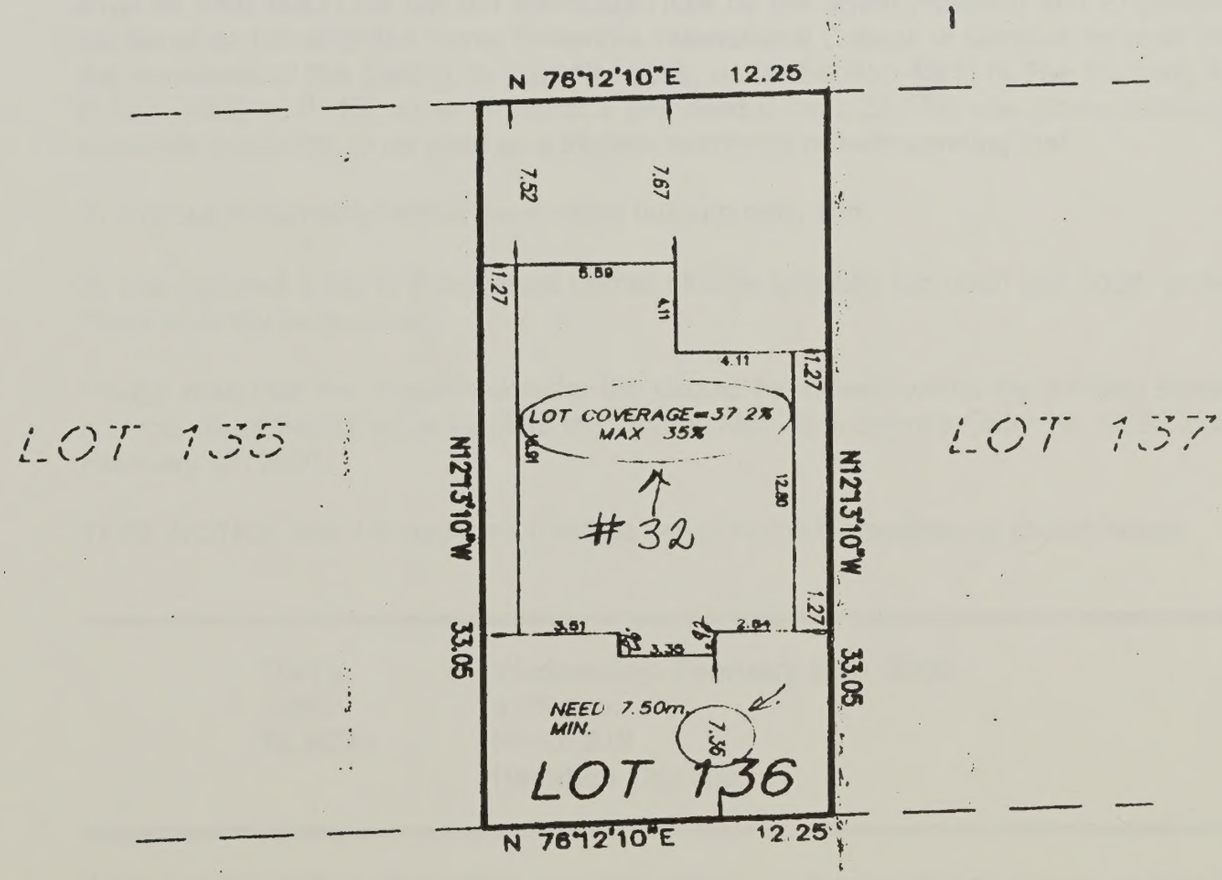
Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

HOLKHAM AVENUE

SKETCH
AN/A-02:17



SCARLETT HOMES

LEGEND:
x 100.00 –EXIST. ELEV.
x(100.00) –PROP. ELEV.

BENCH MARK:

ASHENHURST NOUWENS LIMITED
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
315 YORK BOULEVARD, SUITE 201, HAMILTON, ONTARIO L8R 3K5
TELEPHONE: (905) 529-6316
(905) 529-4314
FAX: (905) 529-6651
e-mail: anl@AshenhurstNouwens.com

PLAN SHOWING
PROPOSED DWELLING
ON
LOT 136
THE MEADOWLANDS, PH. 5
REGISTERED PLAN No. 62M-926
IN THE FORMER
TOWN OF ANCASTER
NOW IN THE
CITY OF HAMILTON

DATE

J.P. NOUWENS
Ontario Land Surveyor

SCALE: 1 : 250

FILE No. 21029136

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:08

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 7A. and 19B Schedules S-1365, S-1363a, S-1363b and S-1363c.

AND IN THE MATTER OF Premises municipally known as 400 Sanatorium Road, in the City of Hamilton and in a **"AA" (Agricultural)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Planning and Engineering Initiatives on behalf of the owner Columbia International College of Canada, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed 6.7m x 23.77m one storey addition to the existing building to be used as a student residence notwithstanding that:

1) the use is permitted within the existing building only; and,

2) the required 1.2m to 2.0m visual barrier directly opposite the north and south parking areas shall not be provided.

Please note that the requirements for the use to be located within the existing building and the visual barrier are a result of the Ontario Municipal Board's Order No. 0226, dated February 13, 2001.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 5th, 2002

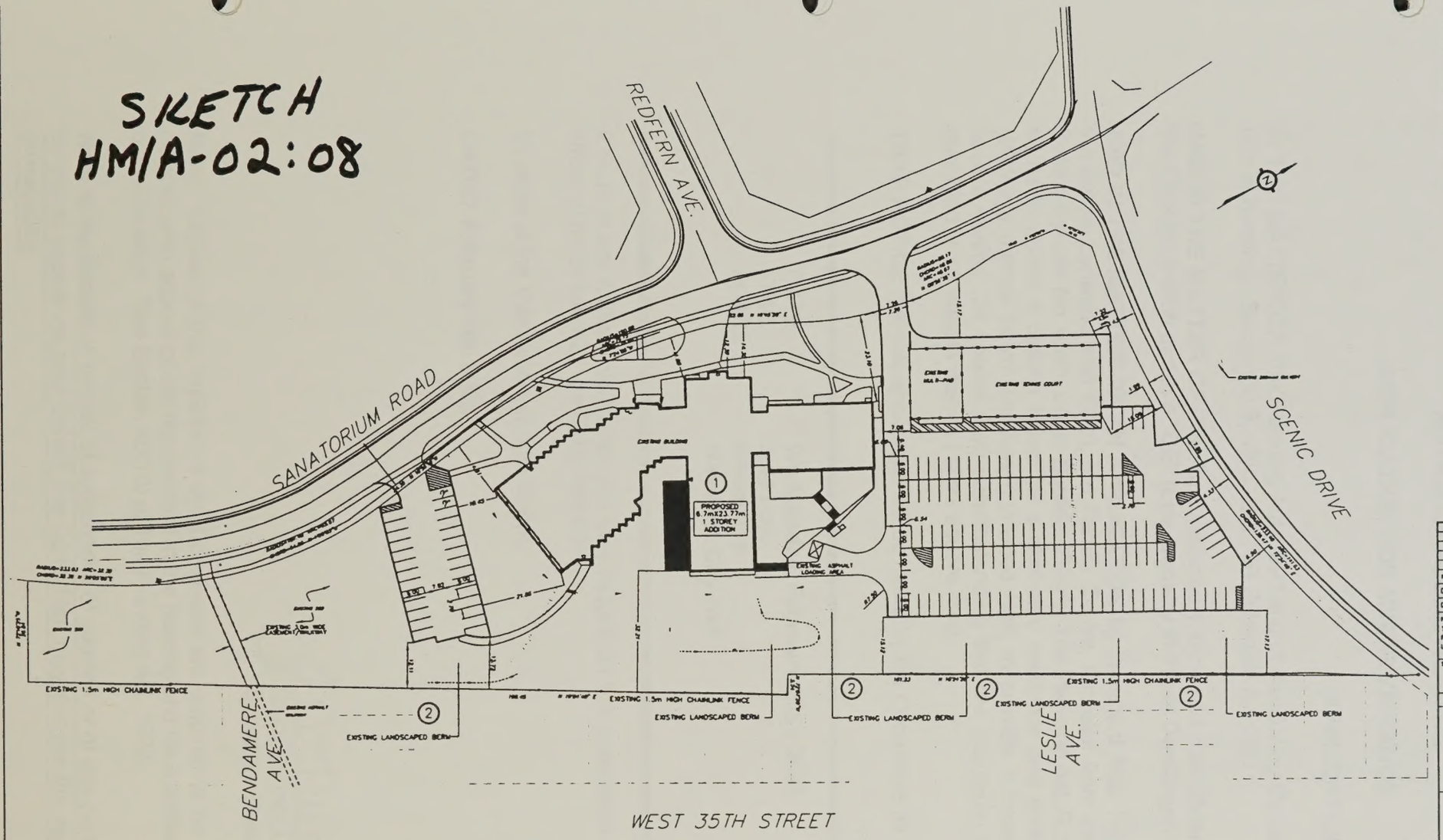
Christina Blaychuk

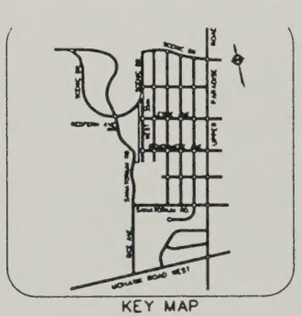
Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:08





REQUIRES COMMITTEE OF ADJUSTMENT APPROVAL OF THE FOLLOWING:

1. TO AN ADDITION TO THE EXISTING BUILDING WHEREAS THE BUILDING IS LIMITED IN SIZE BY AN OMB ORDER.
2. TO OMIT THE REQUIREMENT FOR A 1.2m TO 2.0m VISUAL BARRIER DIRECTLY OPPOSITE THE NORTH AND SOUTH PARKING AREA AND TO INCREASE THE LANDSCAPING STRIP TO 9.0m WHEREAS A 1.5m LANDSCAPING STRIP AND 1.2m TO 2.0m VISUAL BARRIER IS REQUIRED.

NO.	DATE	BY	REVISIONS

DESIGN	BR	CHK'D	JBA	DATE: DECEMBER, 2001
DRAWN	BMP	CHK'D	JBA	

NOTE:
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION BY PLANNING & ENGINEERING INITIATIVES LTD. AND STAMPED BY AN ENGINEER.

SCALE HORIZ. NTS

APPROVALS

APPROVED DATE

PLANNING & ENGINEERING INITIATIVES LTD.

CITY OF HAMILTON
(FORMERLY)
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

COLUMBIA INTERNATIONAL COLLEGE
CHEDMAC RESIDENCE
400 SANATORIUM ROAD

SITE PLAN

Drawing File: HP-749
Sheet No: VP-1

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:13

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 3, 10A., and 19B Schedule S-1449

AND IN THE MATTER OF Premises municipally known as 526 Upper Paradise Road, in the City of Hamilton and in a **"DE" (Low Density Multiple Dwellings)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Alex Thomson on behalf of the owner Lynwood Hall Child and Family Centre, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a bulletin board for a children's residence and professional offices for children's mental health services (Lynwood Hall) to provide a maximum area of 2.32 square metres (24 square feet) notwithstanding that the maximum bulletin board area permitted is 1.2 square metres (12.92 square feet).

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**3:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

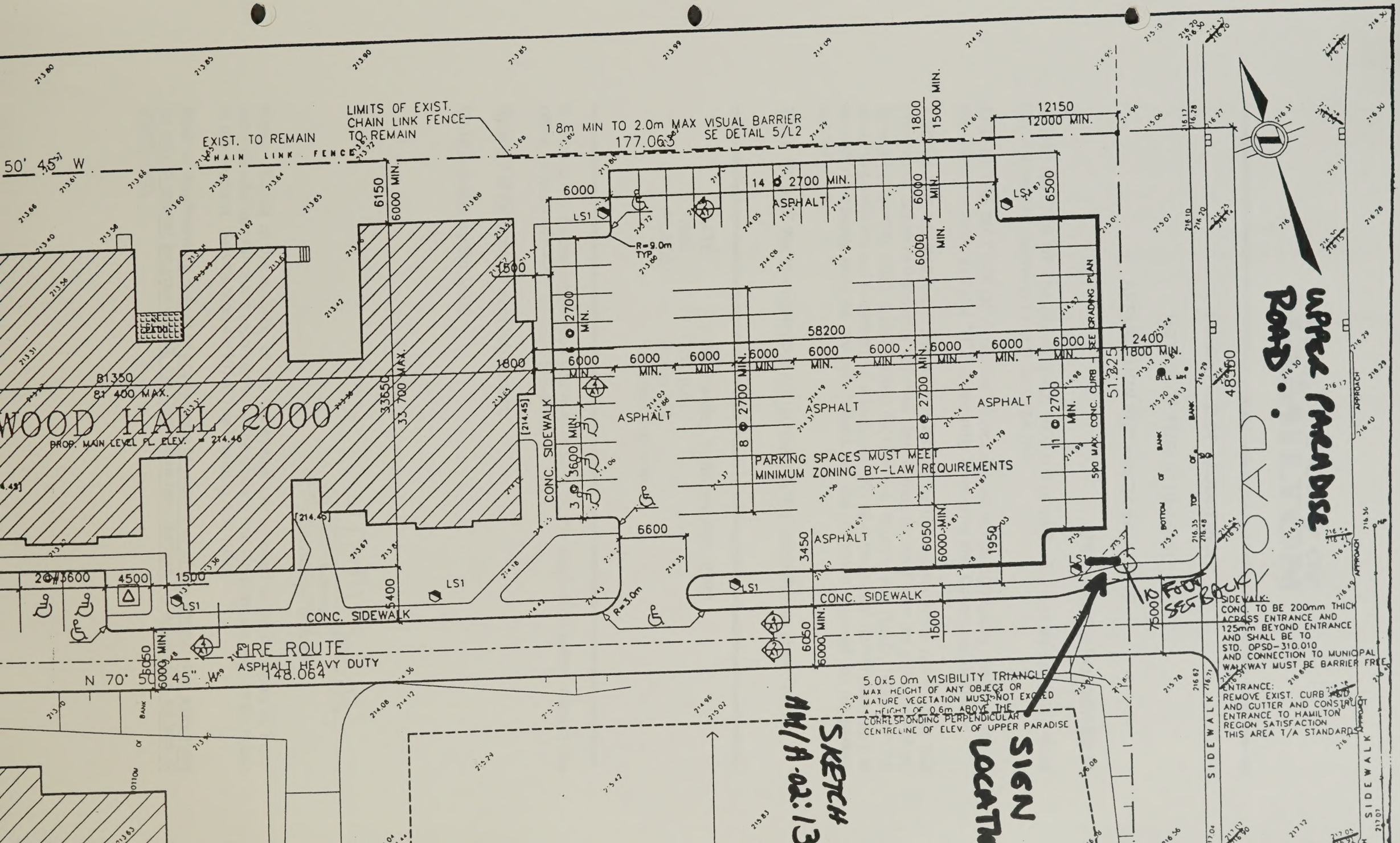
DATED: February 5th, 2002

M. Migneault

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


LIMITS OF EXIST. CHAIN LINK FENCE TO REMAIN
EXIST. TO REMAIN CHAIN LINK FENCE
1.8m MIN TO 2.0m MAX VISUAL BARRIER SE DETAIL 5/L2
177.063
50° 45" W
6150
6000 MIN.
1800
1500 MIN.
12150
12000 MIN.
14 @ 2700 MIN.
ASPHALT
6000
6500
LS1
R=9.0m TYP.
1500
2700 MIN.
58200
2400
1800 MIN.
81350
81 400 MAX.
WOOD HALL 2000
PROP. MAIN LEVEL FL. ELEV. = 214.46
33650
33 700 MAX.
6000 MIN.
8 @ 2700 MIN.
ASPHALT
PARKING SPACES MUST MEET MINIMUM ZONING BY-LAW REQUIREMENTS
11 @ 2700 MIN.
590 MAX. CONC. CURB
SEE GRADING PLAN
51.825
48360
CONC. SIDEWALK
3600
3 @
6600
6050
6000 MIN.
1950
3450
2@3600
4500
1500
6400
R=3.0m
CONC. SIDEWALK
FIRE ROUTE
ASPHALT HEAVY DUTY
N 70° 50' 45" W
148.064
5.0x5.0m VISIBILITY TRIANGLE
MAX. HEIGHT OF ANY OBJECT OR MATURE VEGETATION MUST NOT EXCEED A HEIGHT OF 0.6m ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE OF ELEV. OF UPPER PARADISE
UPPER PARADISE ROAD
SIDEWALK: CONC. TO BE 200mm THICK ACRASS ENTRANCE AND 125mm BEYOND ENTRANCE AND SHALL BE TO STD. OPSD-310.010 AND CONNECTION TO MUNICIPAL WALKWAY MUST BE BARRIER FREE
ENTRANCE: REMOVE EXIST. CURB AND GUTTER AND CONSTRUCT ENTRANCE TO HAMILTON REGION SATISFACTION THIS AREA T/A STANDARDS
SIDEWALK
SKETCH A11-02:13
SIGN LOCATION

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:14

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 14.(1), and 18A.(36)

AND IN THE MATTER OF Premises municipally known as 190 Locke Street South, in the City of Hamilton and in a **"H" (Community Shopping and Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agents Anna Martini and Rita Phoenix on behalf of the owner 1371946 Ontario Inc., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the establishment of a thirty-six (36) seat restaurant notwithstanding that no parking spaces shall be provided instead of the minimum required six (6) parking spaces.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**3:50 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 5th, 2002

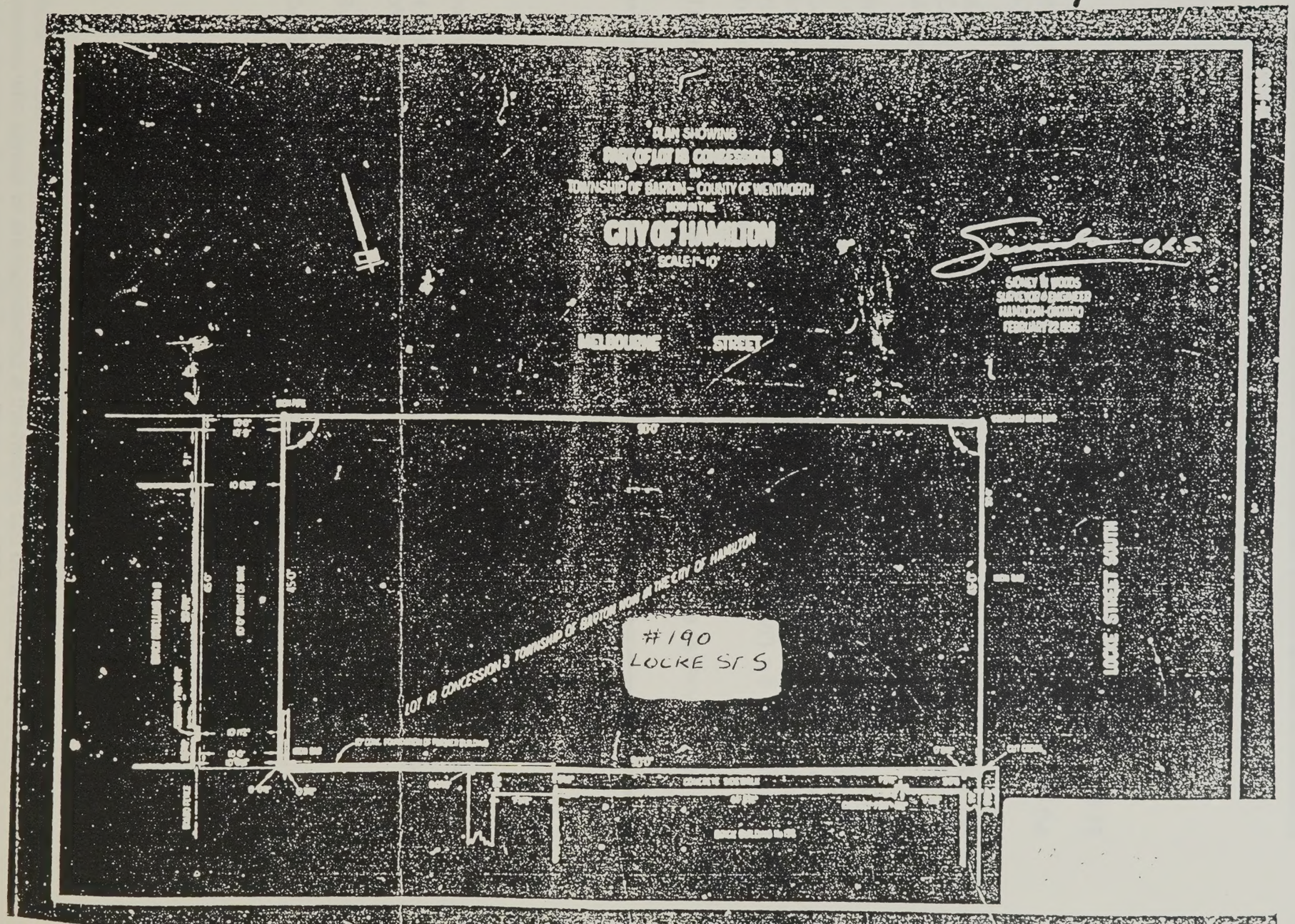
M. Migrano

for Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:14



THE NEW CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:15

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 10 and 18.(3)(v)

AND IN THE MATTER OF Premises municipally known as 21 Murray Street West, in the City of Hamilton and in a **"D" (Residential - One and Two Family Dwellings, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Arthur Camporese on behalf of the owners Dwayne and Aimee Cline, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the existing frame addition at the rear of the single family dwelling to remain notwithstanding that an easterly side yard width of 0.72m (2.36') will be maintained instead of the minimum required 0.9m (2.95') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**3:55 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 5th, 2002

M. Mignard

Carol Connor
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

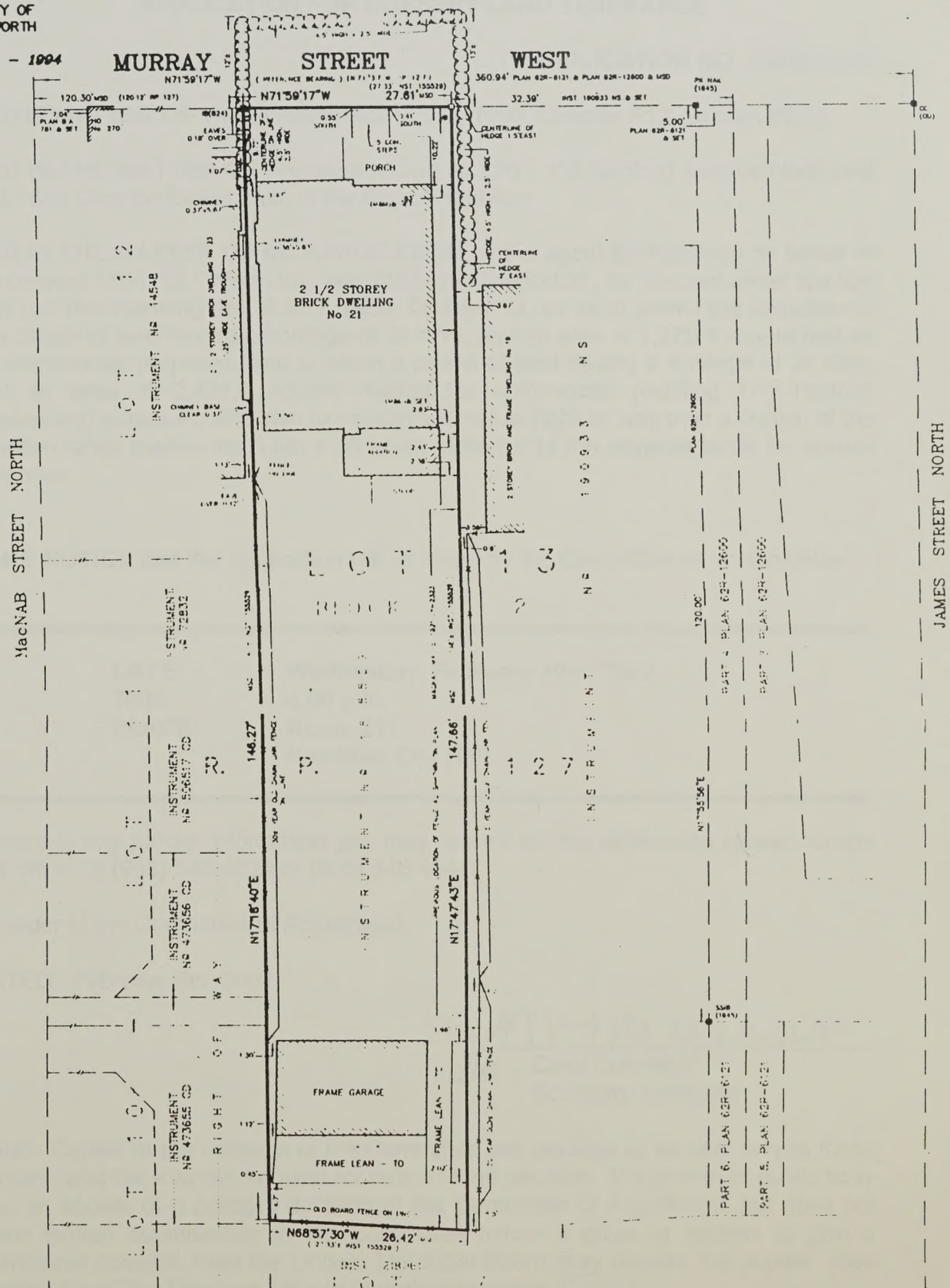
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:15

SURVEYOR'S REAL PROPERTY REPORT
PART 1, PLAN OF PART OF
LOT 13, BLOCK 2
REGISTERED PLAN No. 127
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH
SCALE: 1 inch = 10 feet
S.D. McLAREN, O.L.S. - 1994

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JUNE 27, 1994.

THIS PLAN WAS PREPARED FOR AURIEL BOICAN



"CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT"

LEGEND:

□	DENOTES	MONUMENT SET
■	"	MONUMENT FOUND
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
(B24)	"	A.T. McLAREN, O.L.S.
(1845)	"	J.P. WOOLLEY, O.L.S.
Meas	"	MEASURED
CC	"	CUT CROSS

(M&M) DENOTES MACKAY AND MACKAY, O.L.S.

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF MURRAY STREET WEST, AS SHOWN ON PLAN 62R-6121

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 24th DAY OF JUNE, 1994

JUNE 27, 1994
DATE

S.D. McLAREN, O.L.S.

©S.D. McLAREN, O.L.S. - 1994 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN ANY MANNER IN PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLAREN, O.L.S.

A.T. McLAREN LIMITED
LEGAL AND ENGINEERING SURVEYS
103 JOHN STREET SOUTH
HAMILTON ONTARIO
527-0032 527-8559

Drawn TP | Checked SDM | Scale 1 : 10 | Dwg No 2800

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:01

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as 126 - 128 Sanford Avenue North and 503 - 511 Cannon Street East, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Ed Fothergill on behalf of the owners 1104152 Ontario Inc. and 1186466 Ontario Ltd., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land having a frontage of 24.67m, and an area of 1,279.3 square metres for commercial purposes, and to retain a parcel of land having a frontage of 35.53m, and an area of 2,431.4 square metres for commercial (existing Tim Hortons Restaurant) purposes, and also to establish a mutual right-or-way over a portion of the retained lands measuring 8.5m x 35.349m in favour of the severed lands for access purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**4:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 5th, 2002

M. Migrano
for Carol Connor,
Secretary-Treasurer

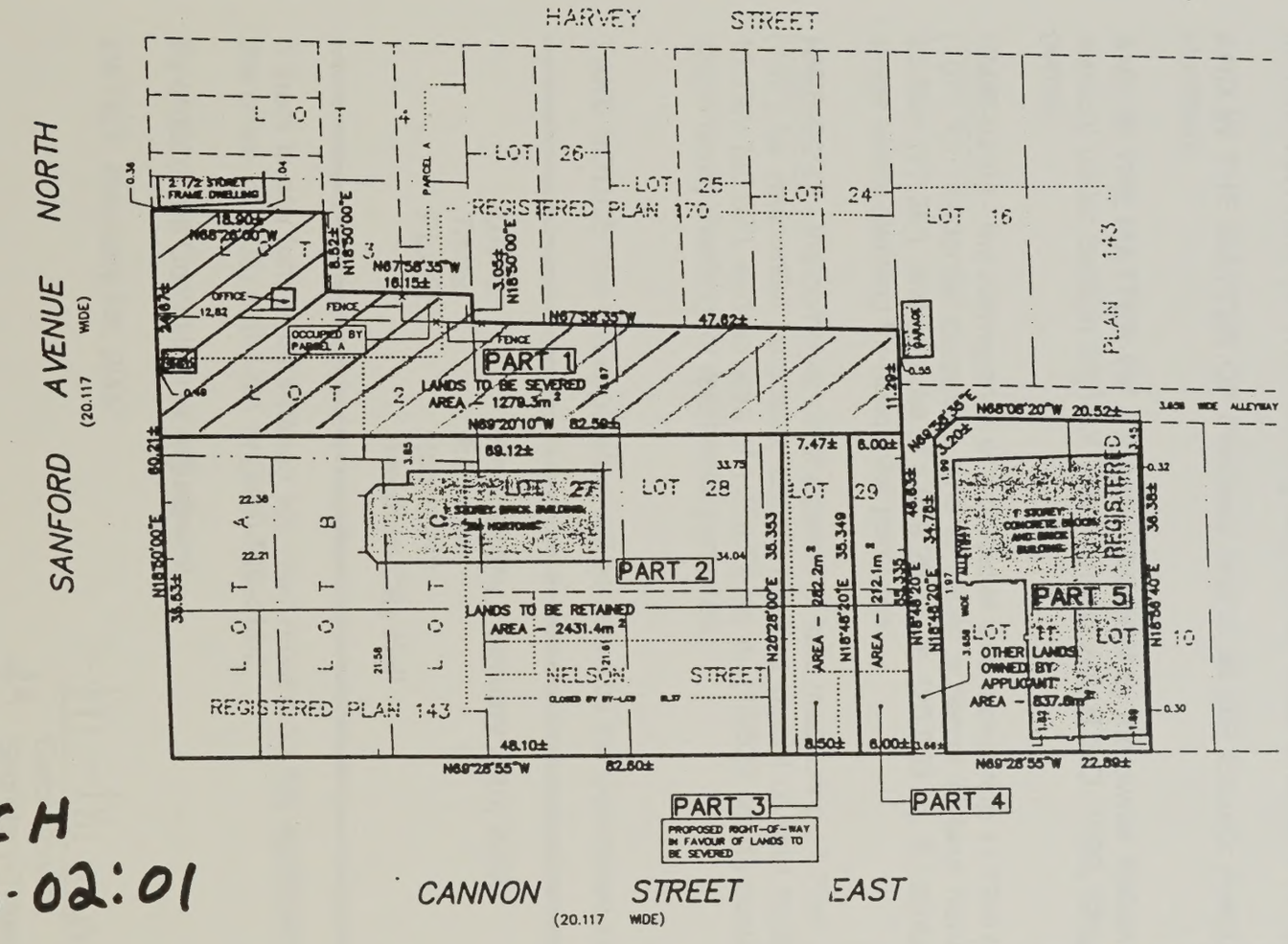
Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH FOR LAND DIVISION COMMITTEE
OF ALL OF
LOTS 2, 27, 28 AND 29
AND PART OF
LOT 3
AND PART OF
NELSON STREET (CLOSED)
REGISTERED PLAN 170
AND ALL OF
LOTS A, B, C AND 11
AND PART OF
LOT 10
REGISTERED PLAN 143
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF
HAMILTON – WENTWORTH
SCALE 1: 500 METRIC

4 2 0 4 8 12 metres

S.D. McLAREN, O.L.S. – 2001



SKETCH
HM/B-02:01

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn RBM	Checked SDM	Scale 1:500	Drwg.No. 29689-1

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:02 and HM/B-02:03

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as 202 Eleanor Avenue, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the owner Robert G. Simpson, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit:

HM/B-02:02 - the conveyance of a parcel of land measuring 11.79m (38.67') x 32.61m (107') for residential purposes, and to retain a parcel of land having a frontage of 23.58m (77.36'), and an area of 1,919.26 sq. m. (20,659 sq. ft.) containing an existing single family dwelling for residential purposes.

HM/B-02:03 - the conveyance of a parcel of land measuring 11.79m (38.67') x 32.61m (107') for residential purposes, and to retain a parcel of land having a frontage of 11.79m (38.69'), and an area of 1,534.79 sq. m. (16,520 sq. ft.) containing an existing single family dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**4:05 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

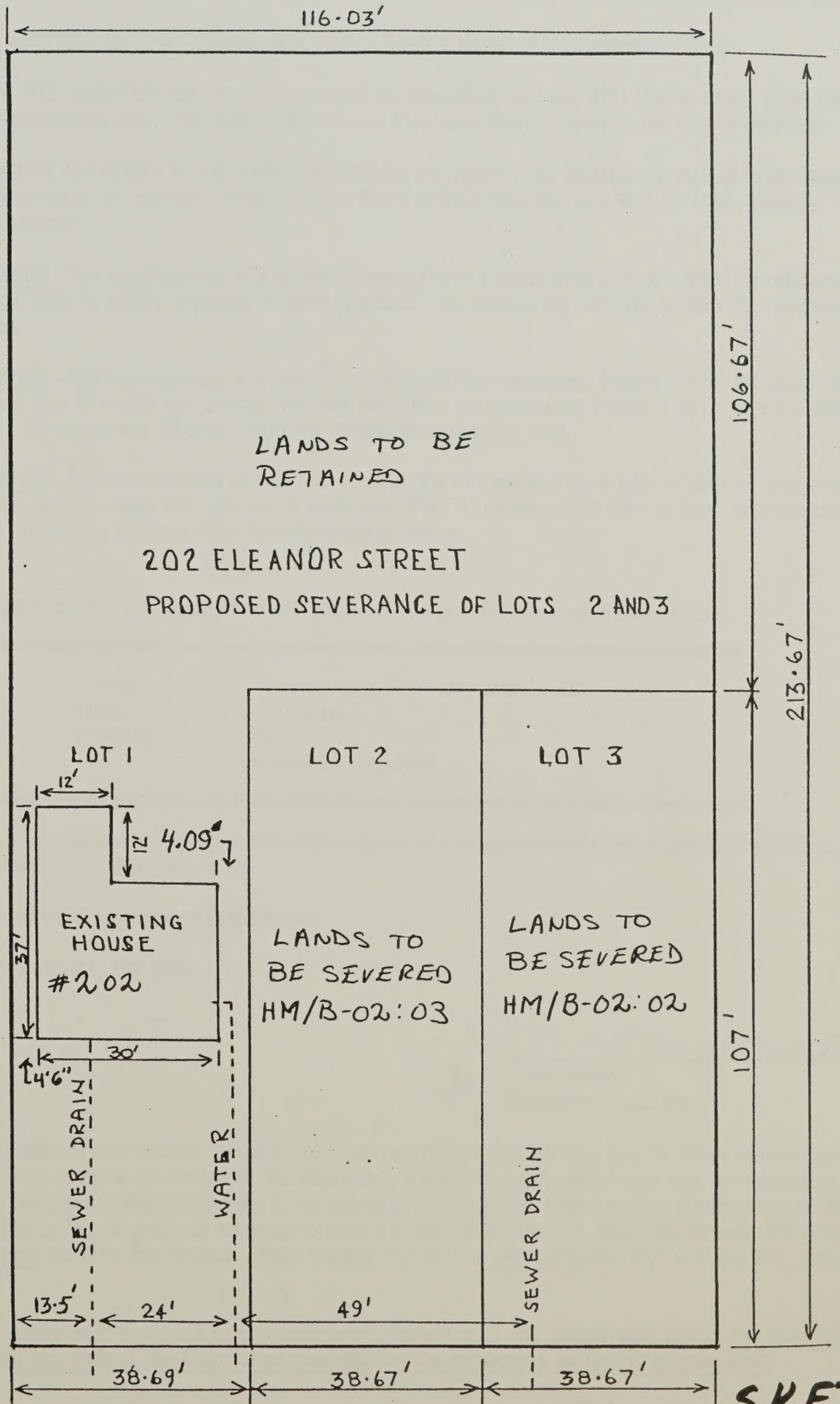
DATED: February 5th, 2002

M. Migliano

Carol Connor,
for Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH
HM/B-02:02
HM/B-02:03

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:04, HM/B-02:05 and HM/B-02:06

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 120 Ferrie Street East (new municipal numbers 404, 406, 408, 410, 412 and 414 Mary Street North), in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Fred Spencer on behalf fo the owner Norris Transport, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit:

HM/B-02:04 - the conveyance of a parcel of land (Part 1) measuring 9.45m x 30m for residential purposes, and to retain a parcel of land (Parts 2 - 6) measuring 44.22m x 30m for residential purposes;

HM/B-02:05 - the conveyance of a parcel of land (Part 3) measuring 8.84m x 30m for residential purposes, and to retain two parcels of land; one (Part 2) measuring 8.84m x 30m, and the other (Parts 4 - 6) measuring 26.54m x 30m for residential purposes; and,

HM/B-02:06 - the conveyance of a parcel of land (Part 4) measuring 8.84m x 30m for residential purposes, and to retain two parcels of land; one (Part 4) measuring 8.84m x 30m, and the other (Part 6) measuring 8.86m x 30m for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 20th, 2002**
TIME:	**4:10 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 5th, 2002

M. Migrano
for Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/B-02:04, HM/B-02:05
HM/B-02:06

ESTABLISHED BY REGISTERED PLAN No 74

FERRIE STREET EAST

MUNICIPAL ROAD 20.12 M (66.00') WIDE

30.94 N 72°10'30"W

PART 1 LANDS TO BE SEVERED HM/B-02:04

9.45 | 9.45

30.89 N 72°10'30"W

PART 2

8.84 | 8.84

30.84 N 72°10'30"W

PART 3 LANDS TO BE SEVERED HM/B-02:05

8.84 | 8.84

30.80 N 72°10'30"W

PART 4

8.84 | 8.84

30.75 N 72°10'30"W

PART 5 LANDS TO BE SEVERED HM/B-02:06

8.84 | 8.84

30.71 N 72°10'30"W

PART 6

8.86 | 8.96

30.66 N 71°59'20"W

53.67 N 17°41'40"E

53.77 N 17°59'40"E

"D" ZONING

(EXISTING "D" ZONING)

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

REGISTERED PLAN

3.05 WIDE ALLEYWAY

ESTABLISHED BY REGISTERED PLAN No 74

MARY STREET

MUNICIPAL ROAD 20.12 M (66.00') WIDE

ESTABLISHED BY REGISTERED PLAN No 74

SIMCOE STREET EAST

MUNICIPAL ROAD 20.12 M (66.00') WIDE

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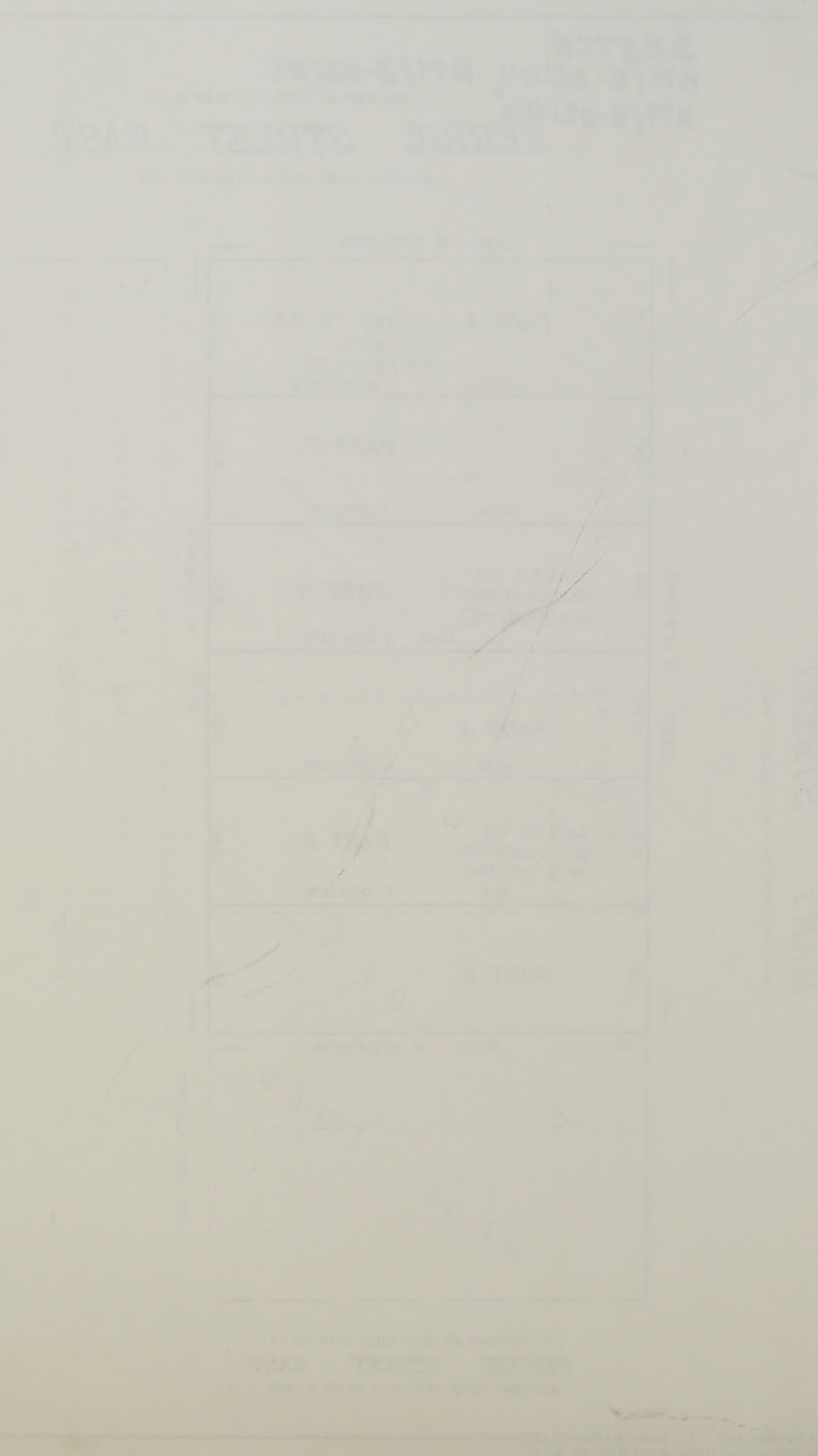


URBAN MUNICIPAL

CA4 ON HBL G04
N53
2002

THE NEW CITY OF HAMILTON

URBAN MUNICIPAL

FEB 25 2002

GOVERNMENT DOCUMENTS

AGENDA

COMMITTEE OF ADJUSTMENT (Rural)

****

Date: Wednesday, February 27th, 2002
Time: 1:30 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
2:00 p.m.	GL/B-02:10	3130 Golf Club Road (Glanbrook)	Owners Corrado & Laura DiSabatino
2:15 p.m.	GL/B-02:11	240 Highway No. 20 (Glanbrook)	Agent I. Douglas Smith Owner Mr. & Ms. Kinaschuk, West Lincoln Barn Board Beams Ltd.
2:30 p.m.	GL/A-02:27	8010 Dickenson Road (Glanbrook)	Agent Jerry Ingrassia Owners Mario Nesci & Angelo Giacomelli
2:45 p.m.	FL/A-02:18	7 Short Road (Flamborough)	Agent John J. Hejno Owner Irene V. Hejno
3:00 p.m.	FL/A-02:11	439 Highway No. 8 (Flamborough)	Agent Planning & Engineering Initiatives Owner 1445361 Ontario Ltd.
3:15 p.m.	AN/B-02:07	953 Highway No. 52 North (Ancaster)	Agents Brad Gowland & Elisabeth Streun-Gowland Owner Wendy Biberhofer
3:30 p.m.	FL/B-02:08 FL/B-02:09	97 5th Concession Rd. E. (Flamborough)	Agent Brian Smith Owner Anita Kalyn

CLOSED

URBAN MUNICIPAL

FEB 25 2002

GOVERNMENT DOCUMENTS

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. GL/A-02:27

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 464, of the City of Hamilton (formerly Glanbrook), Sections 8.2

AND IN THE MATTER OF Premises known as Municipal number 8010 Dickenson Road, and being composed of Part of lot 8, Concession 2, formerly in the Township of (Glanford Glanbrook, now in the City of Hamilton and in a **"A1" (General Agricultural)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Jerry Ingrassia on behalf of the owners Mario Nesci and Angelo Giacomelli, for relief from the provisions of the Zoning By-Law No. 464, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the establishment of a new agricultural parcel of land with a broken frontage of 121.8m (399.63') and 130m (426.74') notwithstanding that a minimum continuous frontage of 150m (500') is required.

Note: This application is necessary to facilitate consent application G-4-01.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 27th, 2002**
TIME:	**2:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 and (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 12th, 2002

M. Mignano.

for. Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

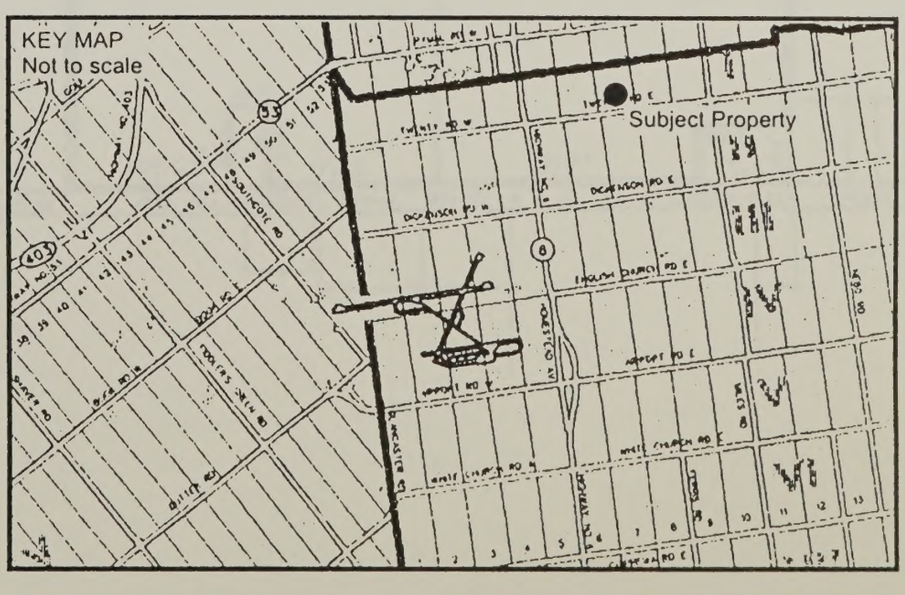
THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

N

PLAN SHOWING
PART OF LOT 8, CON. 2
FORMERLY TOWNSHIP OF (GLANFORD)
GLANBROOK
NOW IN
THE CITY OF HAMILTON

SKETCH
GL/A-02:27

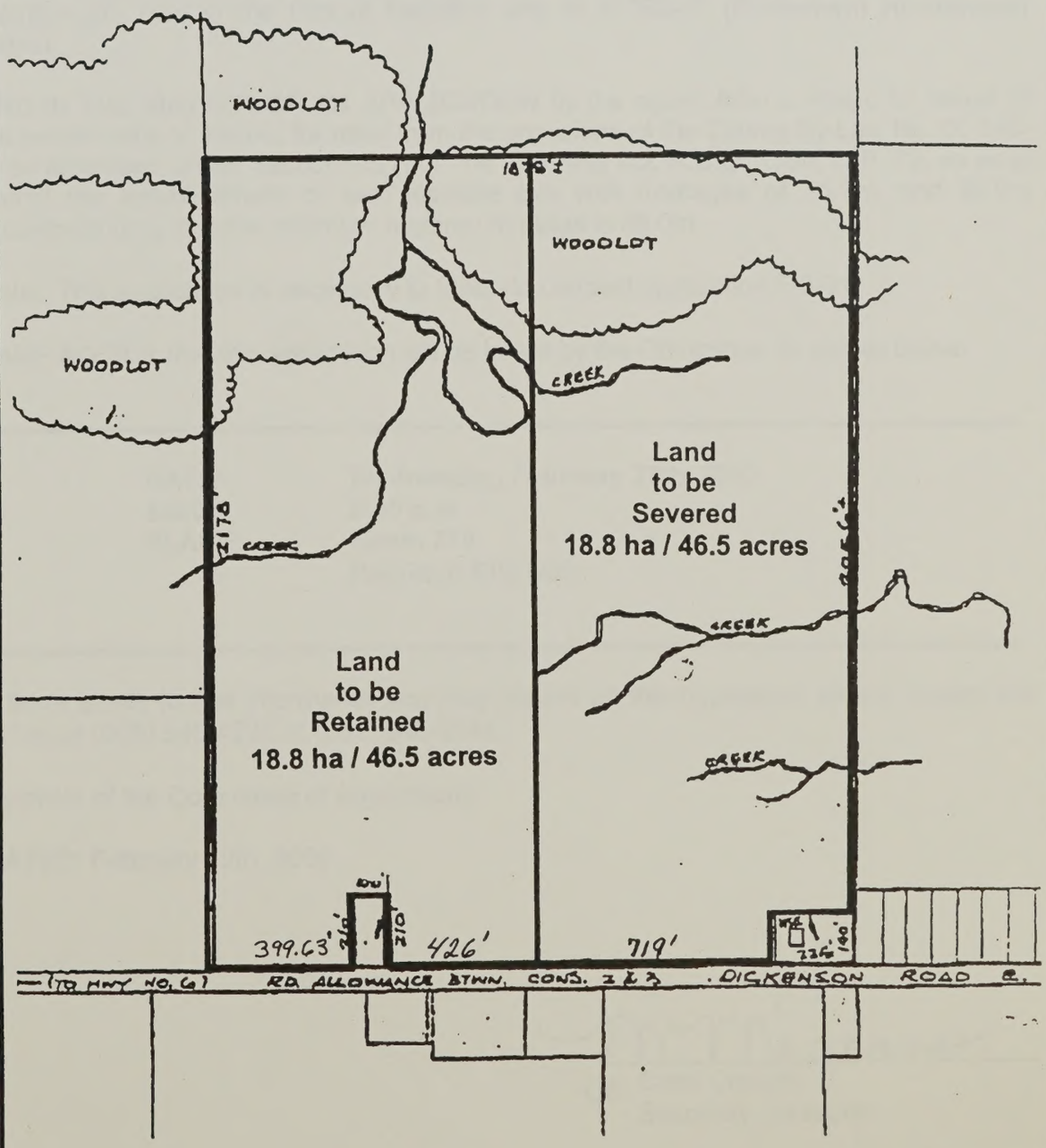


THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

PLAN SHOWING
PART OF LOT 8, CON. 2
FORMERLY TOWNSHIP OF (GLANFORD)
GLANBROOK
NOW IN
THE CITY OF HAMILTON

SKETCH
GL/A-02:27



THE NEW CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. FL/A-02:18

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough).

AND IN THE MATTER OF Premises known as Municipal number 7 Short Road, and being composed of Part of lot 10, Concession 2, formerly in the Town of (West) Flamborugh, now in the City of Hamilton and in a **"R2-9" (Settlement Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent John J. Hejno on behalf of the owner Irene V. Hejno, for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the establishment of two separate lots with frontages of 35.7m, and 20.0m notwithstanding that the minimum required frontage is 36.0m.

Note: This application is necessary to facilitate consent application F-8-01.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 27th, 2002**
TIME:	**2:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 12th, 2002

M. Magnano

for Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
FLIA-02:18

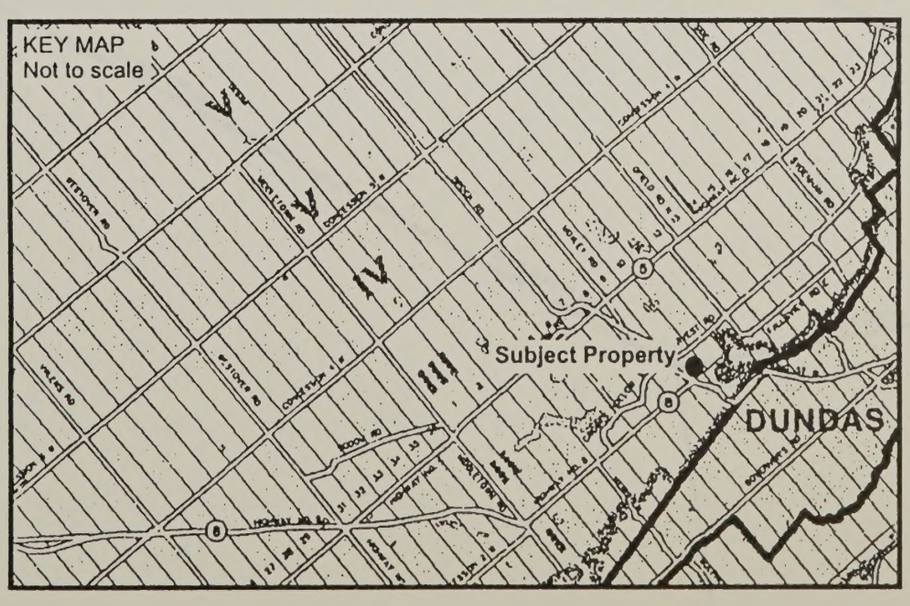
CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT (RURAL AREA)

N

PLAN SHOWING
PART OF LOT 10, CON. 2

7 Short Road, 251830216013100
FORMERLY TOWNSHIP OF (WEST FLAMBOROUGH)
TOWN OF FLAMBOROUGH
NOW IN THE
CITY OF HAMILTON

SCALE: N.T.S.

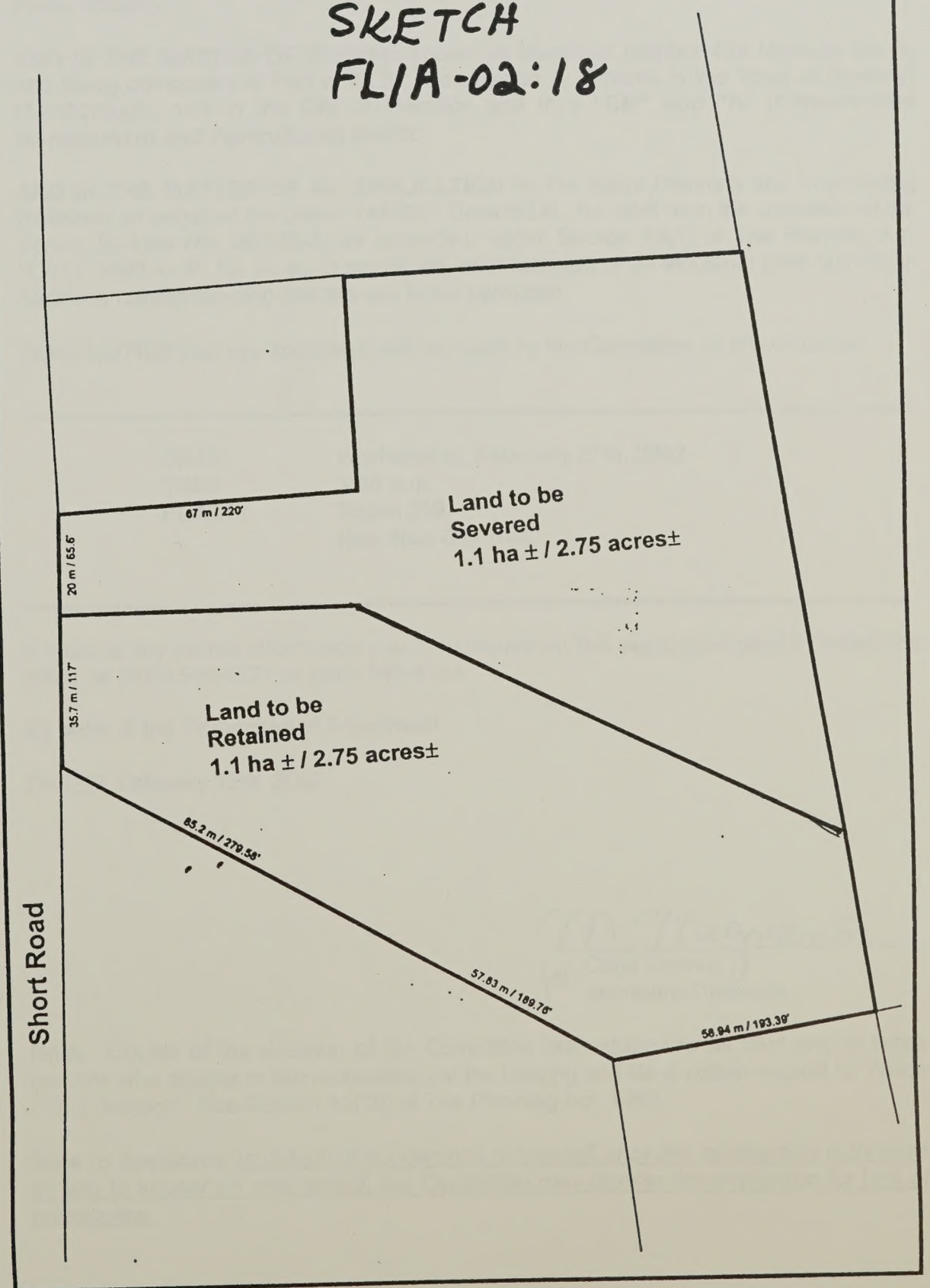


CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT (RURAL AREA)

PLAN SHOWING
PART OF LOT 10, CON. 2
7 Short Road, 251830216013100
FORMERLY TOWNSHIP OF (WEST FLAMBOROUGH)
TOWN OF FLAMBOROUGH
NOW IN THE
CITY OF HAMILTON

SCALE: N.T.S.

SKETCH
FLIA-02:18



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. FL/A-02:11

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough).

AND IN THE MATTER OF Premises known as Municipal number 439 Highway No. 8, and being composed of Part of lot 32, Concession 2, formerly in the Town of (Beverly) Flamborough, now in the City of Hamilton and in a **"CM" and "A" (Conservation Management and Agricultural)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Planning and Engineering Initiatives on behalf of the owner 1445361 Ontario Ltd., for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the establishment of an industrial steel fabrication business notwithstanding that the use is not permitted.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, February 27th, 2002**
TIME:	**3:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 12th, 2002

M. Migrano
for Carol Connor,
Secretary-Treasurer

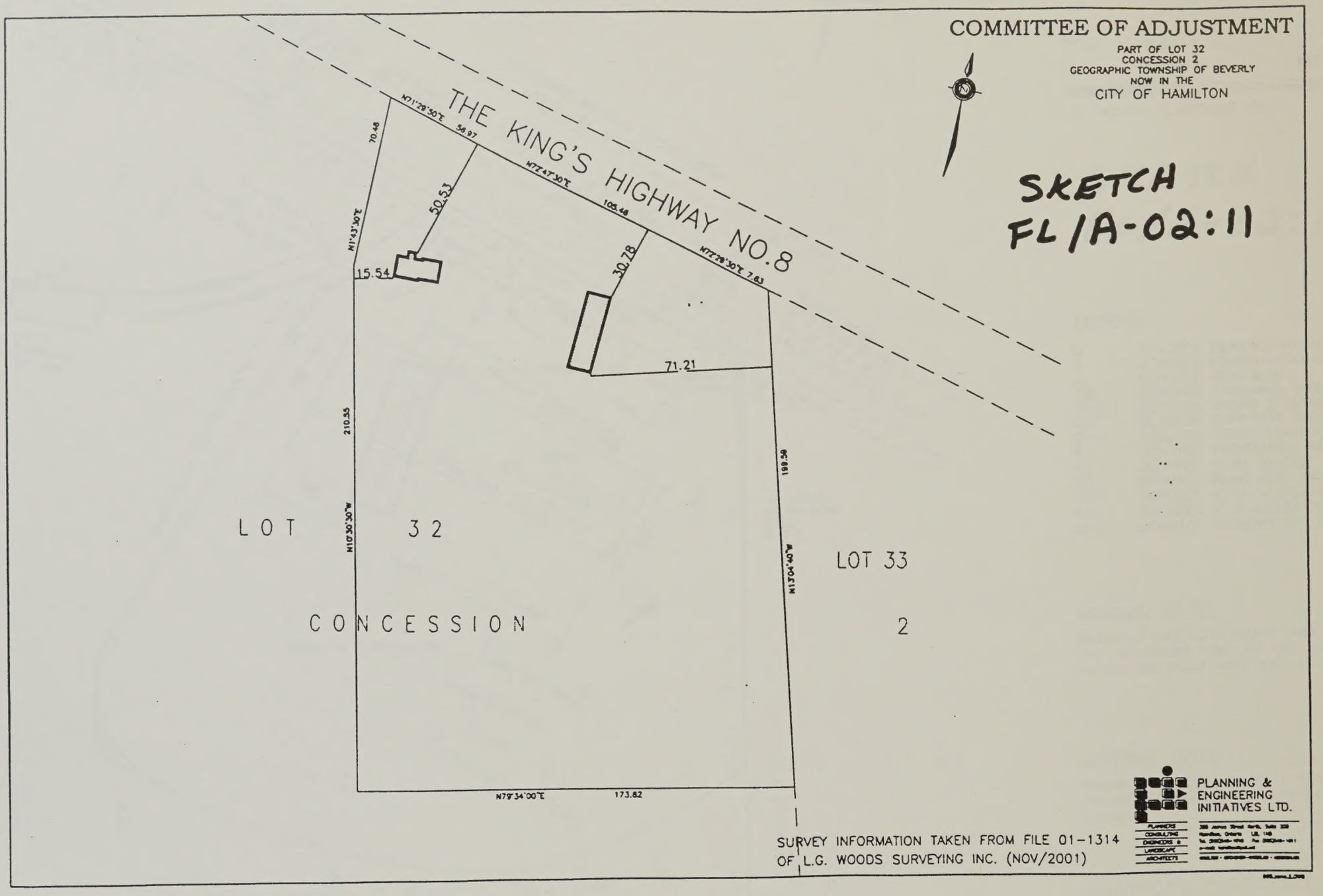
Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

COMMITTEE OF ADJUSTMENT

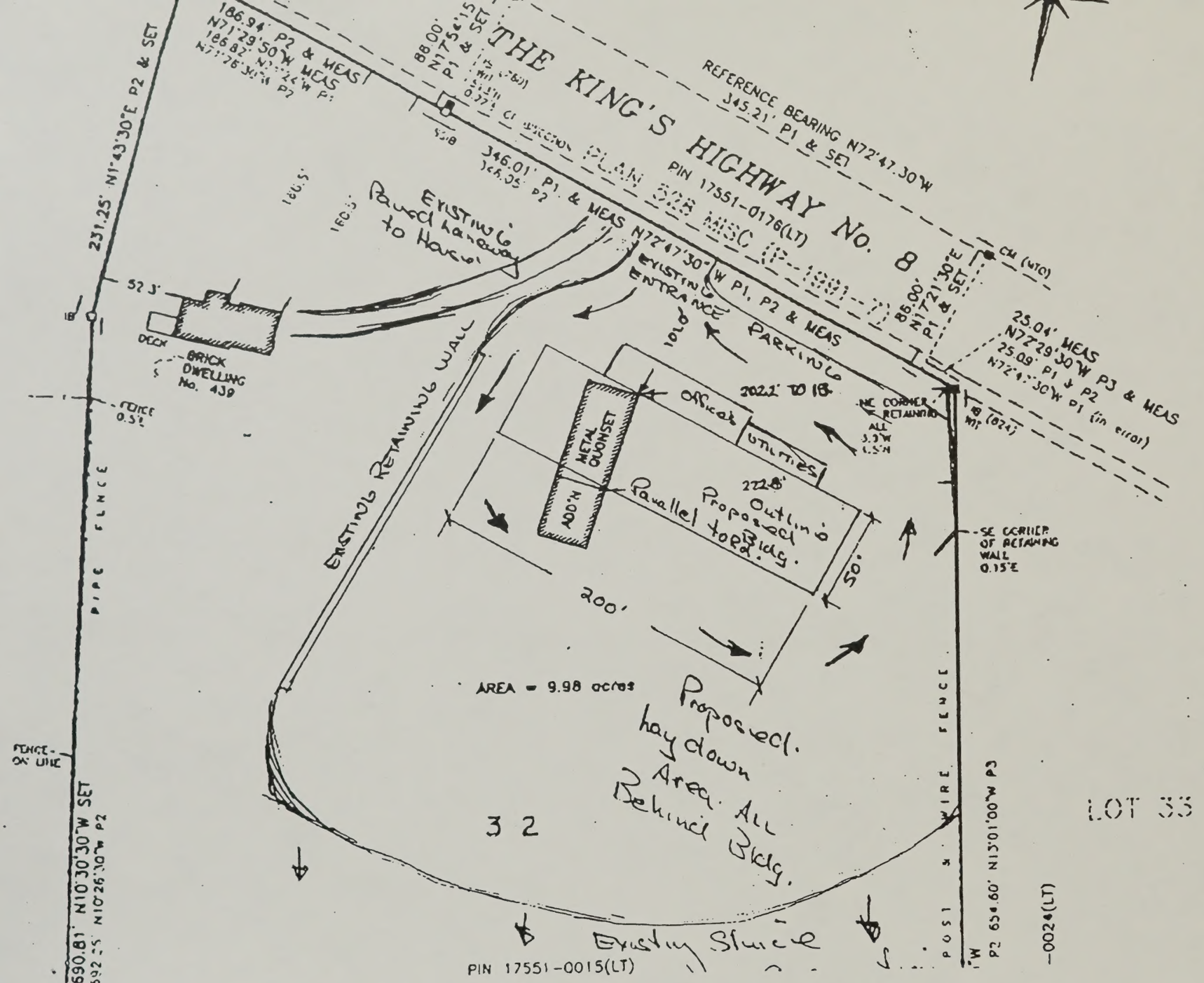
PART OF LOT 32
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF BEVERLY
NOW IN THE
CITY OF HAMILTON

SKETCH
FL/A-02:11



SURVEY INFORMATION TAKEN FROM FILE 01-1314
OF L.G. WOODS SURVEYING INC. (NOV/2001)

PLANNING &
ENGINEERING
INITIATIVES LTD.



SCALE 1" = 80'

0' 80' 160' 240'

L.G. WOODS SURVEYING INC.

SKETCH
FL/A-02:11

LEGEND:

D	DENOTES PLANTED MONUMENT
■	DENOTES FOUND MONUMENT
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
CM	DENOTES CONCRETE MONUMENT
O/U	DENOTES ORIGIN UNKNOWN
P1	DENOTES REGISTERED PLAN 528 MISC
P2	DENOTES PLAN BY M.C. PHILLIPS, O.L.S.
P3	DENOTES PLAN 62R-14035
760	DENOTES K. H. McCONNELL, O.L.S.
824	DENOTES A. T. McLAREN, O.L.S.
MTO	DENOTES MINISTRY OF TRANSPORTATION ON

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERN LIMIT OF THE KING'S HIGHWAY No. SHOWN ON PLAN 528 MISC AS N72°47'30"W.

IMPERIAL NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AN CAN BE CONVERTED TO METRES BY MULTIPLYING B 0.3048.

SURVEYOR'S CERTIFICATE

URBAN
MUNICIPAL

CA4 ON HBL G04
N53
2002

THE New! CITY OF HAMILTON

URBAN MUNICIPAL

FEB 15 2002

GOVERNMENT DOCUMENTS

AGENDA
COMMITTEE OF ADJUSTMENT (URBAN)

****

Date: Wednesday, March 6th, 2002
Time: 3:00 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
3:15 p.m.	SC/A-02:20	442 Millen Road (Stoney Creek)	Agent DeFilippis Design Owner Domenic Marini
3:20 p.m.	**SC/B-02:12** SC/A-02:23	**526 Fifty Road (Stoney Creek)** 526 Fifty Road (Stoney Creek)	Agent Planning & Engineering Initiatives Owner Sylvia Bosanac
3:25 p.m.	DN/A-01:215	11 Don Street (Dundas)	Agent McMaster Construction Owners Jack & Jane Anderson
3:30 p.m.	HM/A-02:19	19 Dow Avenue	Agent Kim Gardner Owner Evelyne Ohayon
3:35 p.m.	HM/A-02:21	347 Barton Street East	Agent Carla Oliveira Owner Murray P. Korytko
3:40 p.m.	HM/A-02:22	1054 Upper Sherman Avenue	Agent Gordon Shreve Owner Pilgrim Lutheran Church
3:45 p.m.	HM/A-02:24	131 Catharine Street North	Agent McCallum Sather Architects Inc. Owner Good Shepherd Non-Profit Homes Inc.
3:50 p.m.	HM/A-02:25	101 Dromore Crescent	Agent Robert Scudetto Owner Tricia Camillo
3:55 p.m.	HM/A-02:26	27 Glenfern Avenue	Agent Bob Sennett Owner David Wilson

CLOSED

THE NEW CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:20

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 3.7 and 9.3

AND IN THE MATTER OF Premises municipally known as 442 Millen Road, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"MP-7" (Preferred Industrial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent DeFilippis Design on behalf of the owner Domenic Marini, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of three (3) industrial buildings with six (6) multiple units per building notwithstanding that a gross floor area of 25% for retail sales per unit shall be permitted instead of the maximum permitted 5%.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 6th, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

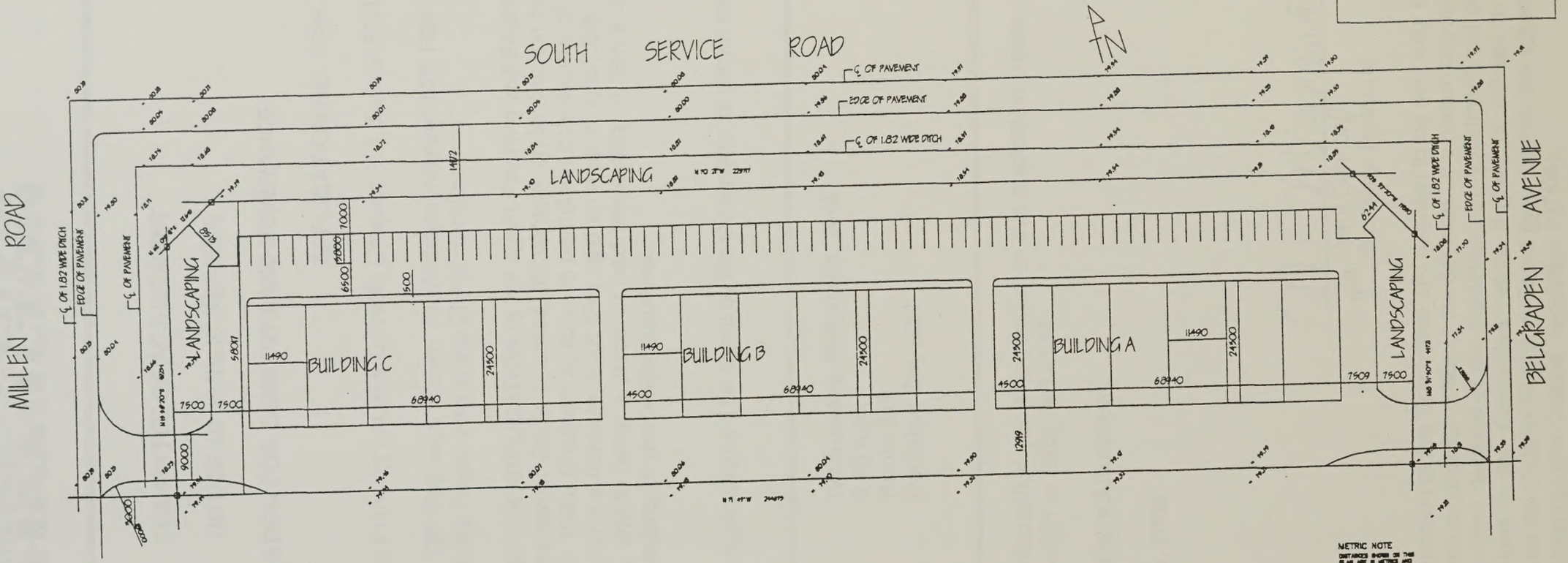
DATED: February 19th, 2002

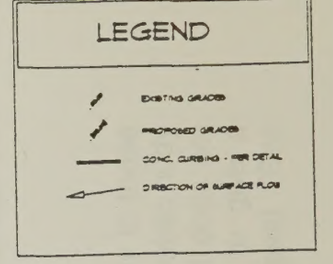
M. Mignard
for Carol Connor
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
SC/A-02:20





METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRICS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE:

1. OWNER/CONTRACTOR TO VERIFY AND CHECK ALL DIMENSIONS AND SPECS PRIOR TO AND DURING CONSTRUCTION.
2. ANY DEVIATIONS, DEFICIENCIES OR DISCREPANCIES FROM THESE DRAWINGS AND SPECS REQUIRES WRITTEN CLARIFICATION AND/OR APPROVAL FROM THE DESIGNER PRIOR TO CONSTRUCTION.

PRELIMINARY

DETAILS OF DEVELOPMENT:
LOT AREA 14303sqm
BLDG. AREA 3X 1675.3 = 5025.7sqm (54126sqft)
No OF PARKING SPACES = 79
UNIT SIZE 279.2sqm = 3003sqft.(6PER BLDG)

3	
2	
1	
REV.	DATE
JOB NO.	
CHK'D. BY	
DRN. BY	
DATE: NOV 2001	
SCALE: NTS	
DWG NO. SHEET 2 OF 3	

DeFILIPPIS DESIGN
867 BARTON ST. E., SUITE 201
STONEY CREEK, ONTARIO L8E 5L8
(905) 643-2250 FAX (905) 643-1095

PROPOSED DEVELOPMENT FOR:
SOUTH SHORE BUSINESS CENTRE
CITY OF STONEY CREEK, ONTARIO

SITE SERVICES & GRADING PLAN

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. SC/B-02:12

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 526 Fifty Road, formerly in the City of Stoney Creek, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Planning and Engineering Initiatives on behalf of the owner Sylvia Bosanac, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of an "L" shaped parcel of land having a frontage of 18.29m, and an area of 1,559.608 sq. m. for residential purposes, and to retain a parcel of land measuring 18.29m x 30.49m containing an existing dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 6th, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

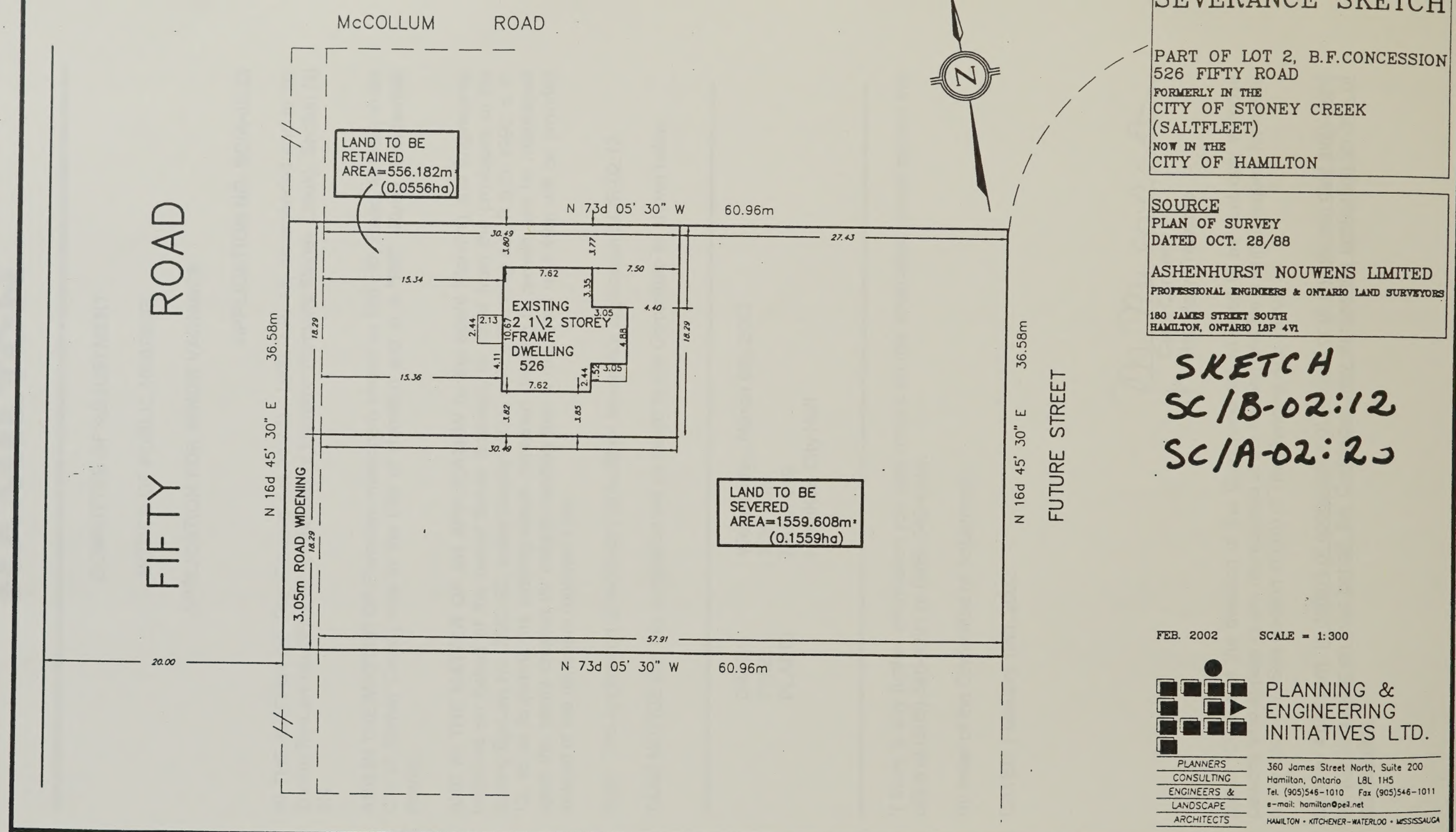
By order of the Committee of Adjustment,

DATED: February 19th, 2002

M. Mignano
for Carol Connor
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SEVERANCE SKETCH

PART OF LOT 2, B.F.CONCESSION
526 FIFTY ROAD
FORMERLY IN THE
CITY OF STONEY CREEK
(SALTFLEET)
NOW IN THE
CITY OF HAMILTON

SOURCE
PLAN OF SURVEY
DATED OCT. 28/88

ASHENHURST NOUWENS LIMITED
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
180 JAMES STREET SOUTH
HAMILTON, ONTARIO L8P 4V1

SKETCH
SC/B-02:12
SC/A-02:23

FEB. 2002 SCALE = 1:300

PLANNING & ENGINEERING INITIATIVES LTD.
PLANNERS
CONSULTING
ENGINEERS &
LANDSCAPE
ARCHITECTS
360 James Street North, Suite 200
Hamilton, Ontario L8L 1H5
Tel. (905)546-1010 Fax (905)546-1011
e-mail: hamilton@pei.net
HAMILTON • KITCHENER-WATERLOO • MISSISSAUGA

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:23

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 5.4

AND IN THE MATTER OF Premises municipally known as 526 Fifty Road, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"RR" (Rural Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Planning and Engineering Initiatives on behalf of the owner Sylvia Bosanac, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the existing single detached dwelling to remain and be maintained upon the newly created lot notwithstanding that a rear yard of 4.40m will be provided instead of the minimum required 7.5m.

Note: This application is necessary to facilitate severance application SC/B-02:12.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 6th, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4221 or (905) 546-4144.

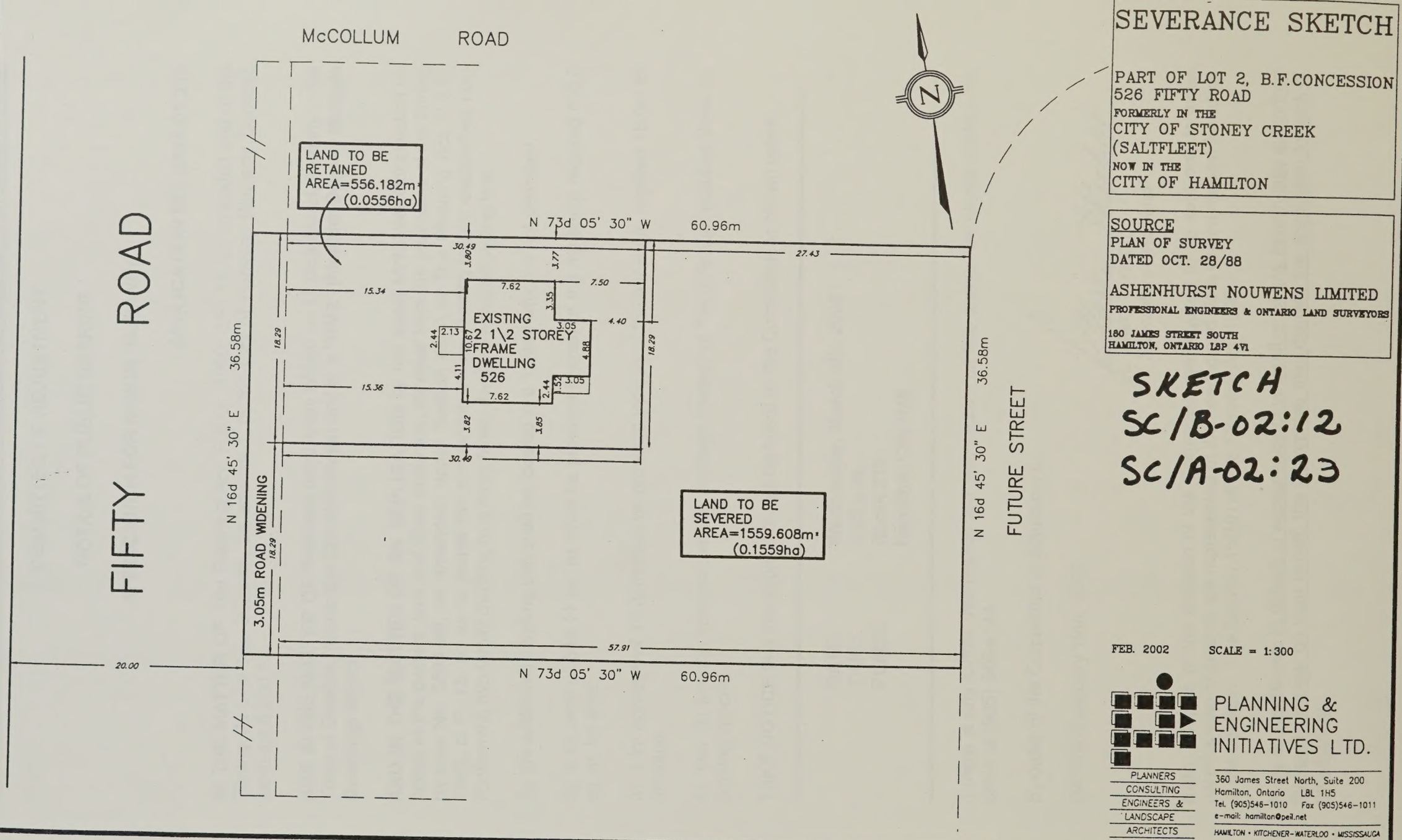
By order of the Committee of Adjustment,

DATED: February 19th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SEVERANCE SKETCH

PART OF LOT 2, B.F.CONCESSION
526 FIFTY ROAD
FORMERLY IN THE
CITY OF STONEY CREEK
(SALTFLEET)
NOW IN THE
CITY OF HAMILTON

SOURCE
PLAN OF SURVEY
DATED OCT. 28/88

ASHENHURST NOUWENS LIMITED
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS

180 JAMES STREET SOUTH
HAMILTON, ONTARIO L8P 4V1

SKETCH
SC/B-02:12
SC/A-02:23

FEB. 2002 SCALE = 1:300

PLANNING & ENGINEERING INITIATIVES LTD.

PLANNERS
CONSULTING
ENGINEERS &
LANDSCAPE
ARCHITECTS

360 James Street North, Suite 200
Hamilton, Ontario L8L 1H5
Tel. (905)546-1010 Fax (905)546-1011
e-mail: hamilton@peil.net

HAMILTON • KITCHENER-WATERLOO • MISSISSAUGA

THE NEW CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. DN/A-01:215

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3581-86, as amended, of the City of Hamilton (formerly Dundas), Sections 6 and 13.

AND IN THE MATTER OF Premises municipally known as 11 Don Street, formerly in the Town of Dundas, now in the City of Hamilton and in a **"RM2" (Medium Density Multiple Dwelling)** district;

AND IN THE MATTER OF AN APPLICATION by the agent McMaster Construction on behalf of the owners Jack and Jane Anderson, for relief from the provisions of the Zoning By-Law No. 3581-86, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the conversion of the existing legally established non-conforming two family dwelling to a three family dwelling notwithstanding that:

1) the additional dwelling unit shall be located in a "cellar" which is not permitted;

2) a lot area of 548.11 sq. m. shall be provided instead of the minimum required 630.0 sq. m. lot area;

3) a lot frontage of 15.24m shall be provided instead of the minimum required 18.0m lot frontage;

4) two (2) parking spaces shall be provided instead of the minimum required three (3) parking spaces.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 6th, 2002**
TIME:	**3:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 19th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

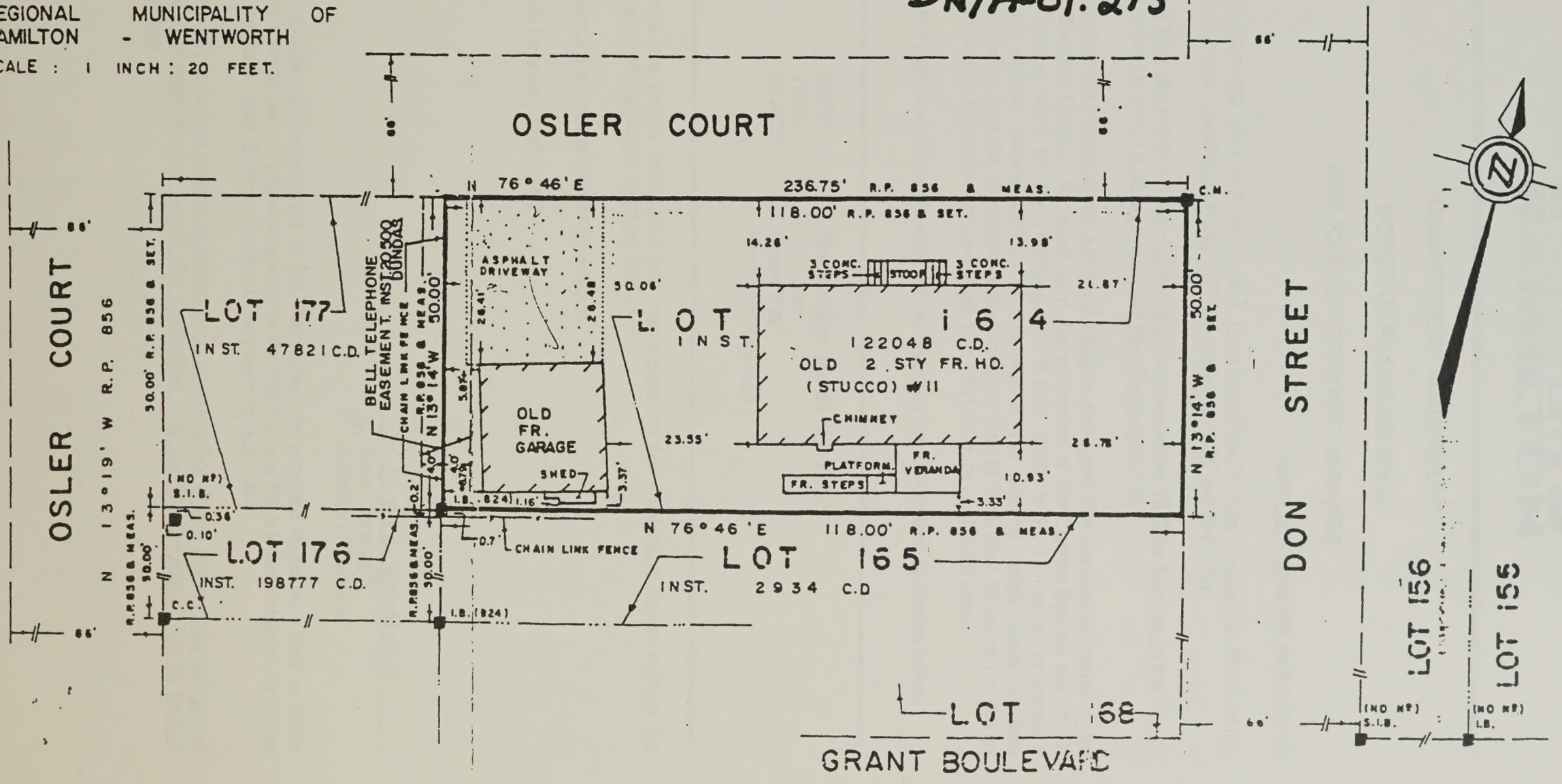
PLAN
OF
LOT 164
UNIVERSITY GARDENS SURVEY
REGISTERED PLAN Nº 856
FORMERLY IN THE TOWNSHIP OF ANCASTER NOW IN THE
TOWN OF DUNDAS
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH
SCALE : 1 INCH : 20 FEET.

CAUTION: PLAN IS PREPARED FOR MORTGAGE PURPOSES
IT IS NOT PREPARED FOR REGISTRATION.

DENOTES: ■ - MONUMENT FOUND.
C.M. - CONCRETE MONUMENT.
C.C. - CUT CROSS.

A.T. McLAREN LIMITED
ONTARIO LAND SURVEYORS
JANUARY 25, 1983
DATE
A.T. McLAREN, O.L.S.
25 HUGHSON ST. SOUTH
HAMILTON - ONT.
527-8559 - 527-0032

SKETCH
DN/A-01:215



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:19

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9 and 19B Schedules S-1335 and S-1335a

AND IN THE MATTER OF Premises municipally known as 19 Dow Avenue, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Kim Gardner on behalf of the owner Evelyne Ohayon, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed second storey addition at the rear of the existing single family dwelling notwithstanding that the dwelling's gross floor area ratio of 50% (341.34 sq. m.) of the lot area will exceed the maximum permitted 45% (301.0 sq. m.) of the lot area.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 6th, 2002**
TIME:	**3:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 19th, 2002

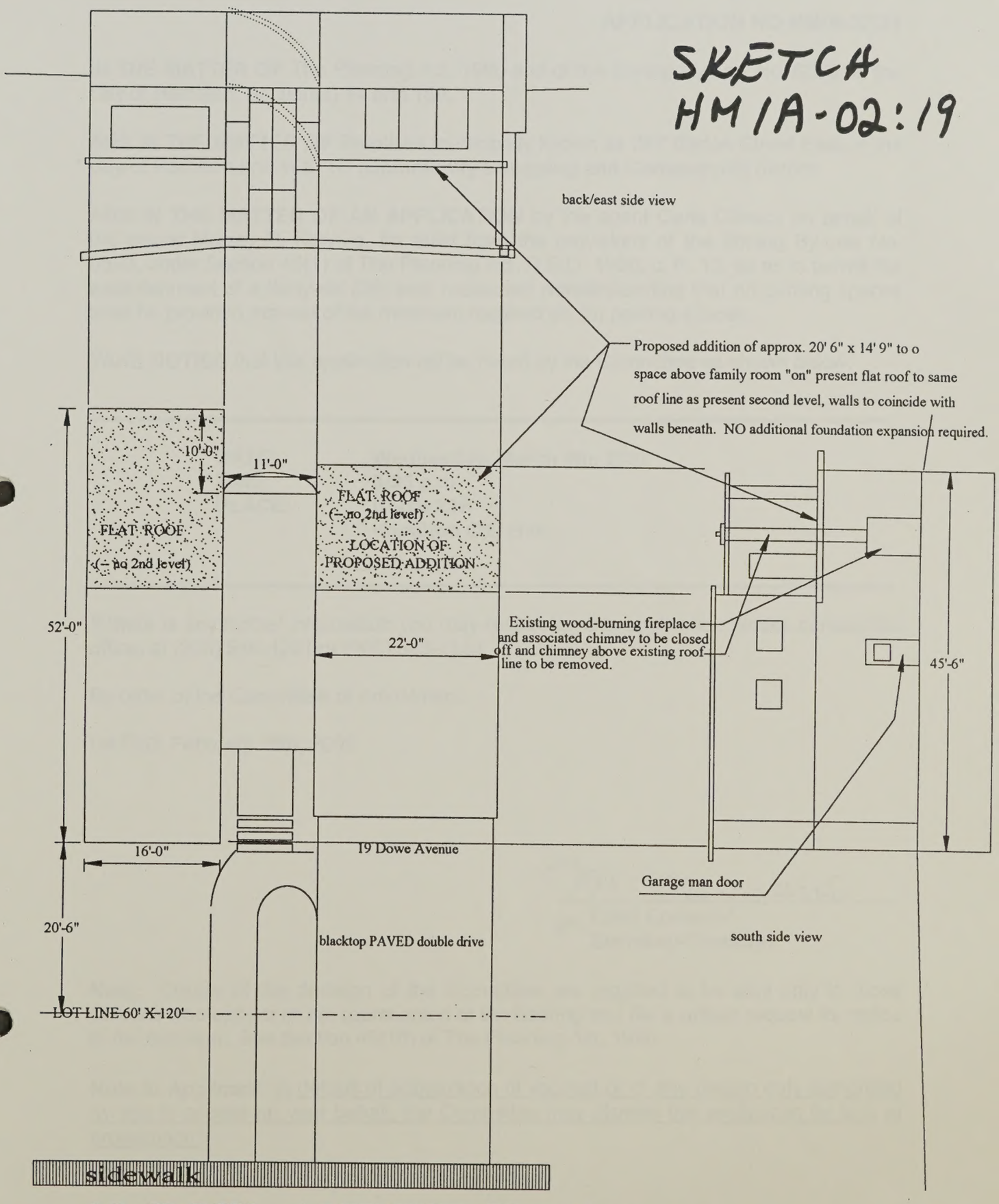
M. Mignano.
for Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

19 DOW AVENUE, Hamilton

SKETCH
HM/A-02:19



19 DOW AVENUE, Hamilton

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:21

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 14 and 18A.

AND IN THE MATTER OF Premises municipally known as 347 Barton Street East, in the City of Hamilton and in a **"H" (Community Shopping and Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Carla Oliveira on behalf of the owner Murray P. Korytko, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the establishment of a thirty-six (36) seat restaurant notwithstanding that no parking spaces shall be provided instead of the minimum required six (6) parking spaces.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 6th, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

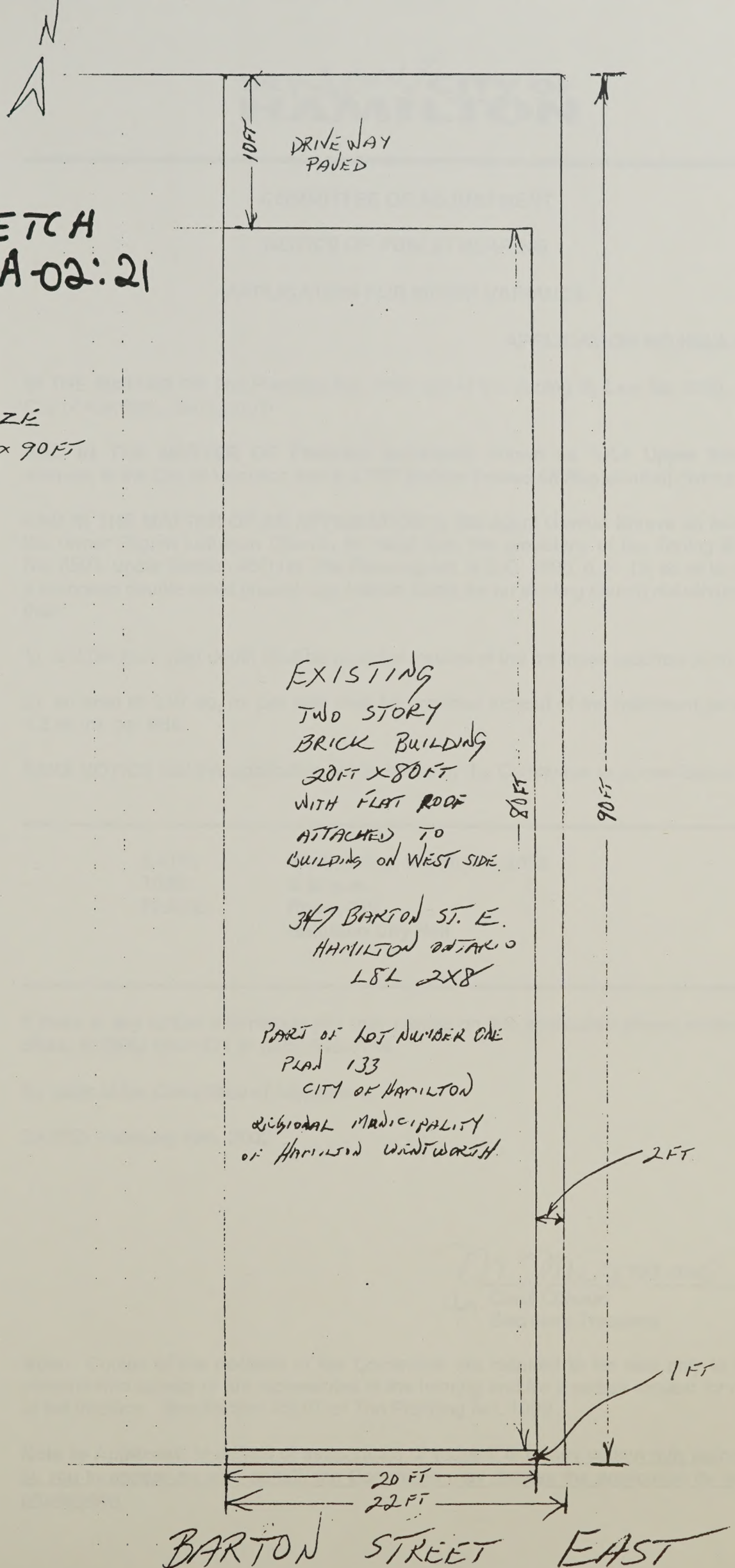
By order of the Committee of Adjustment,

DATED: February 19th, 2002

M. Mignard.
for. Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH HMIA-02:21

LOT SIZE
22FT x 90FT

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:22

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9

AND IN THE MATTER OF Premises municipally known as 1054 Upper Sherman Avenue, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Gordon Shreve on behalf of the owner Pilgrim Lutheran Church, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed double sided ground sign bulletin board for an existing church notwithstanding that:

1) a 0.0m front yard depth shall be provided instead of the minimum required 3.0m, and;

2) an area of 2.97 sq. m. per side shall be provided instead of the maximum permitted 1.2 sq. m. per side.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 6th, 2002**
TIME:	**3:40 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

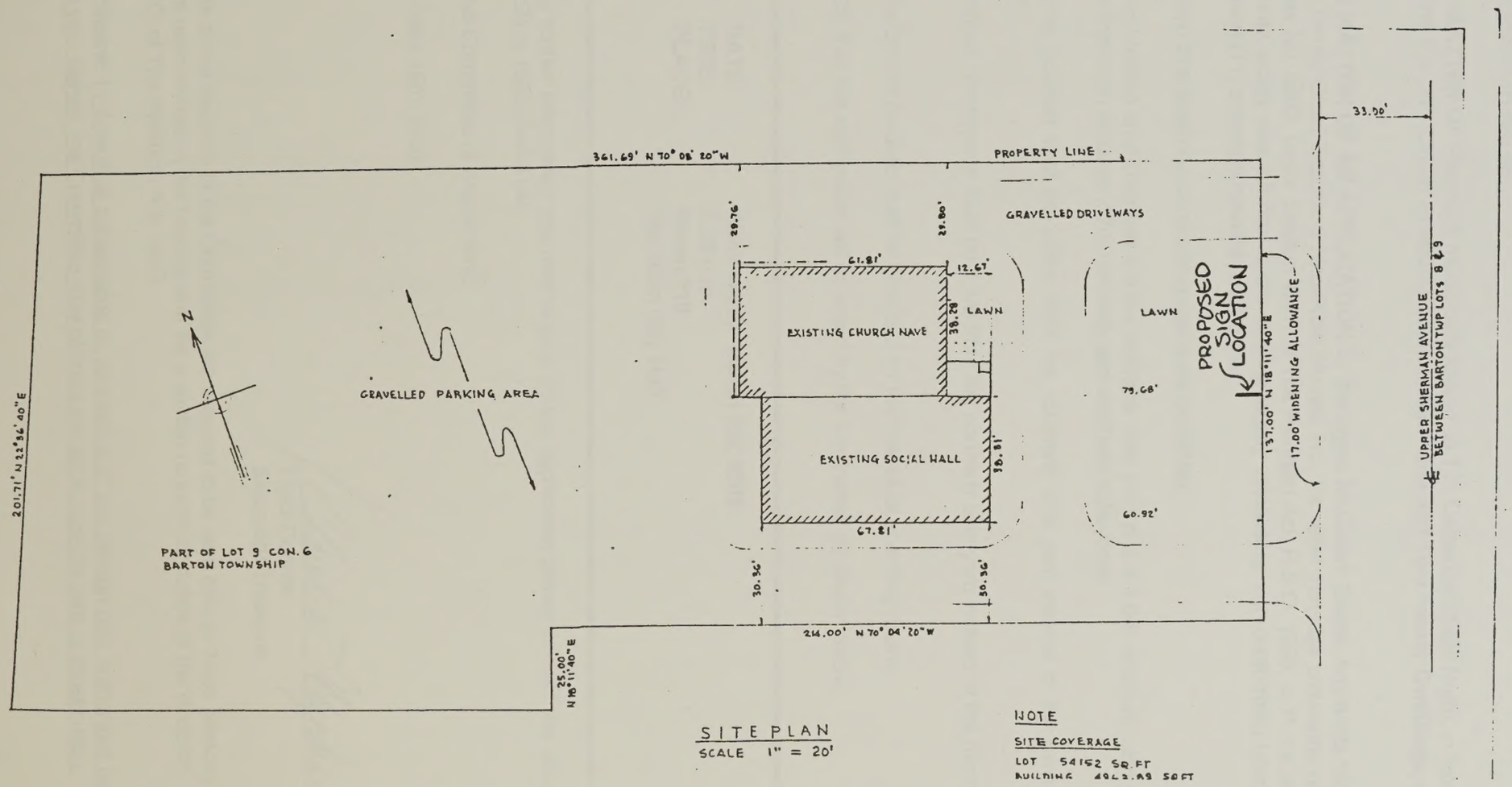
DATED: February 19th, 2002

M. Mignano
for Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:22



SITE PLAN
SCALE 1" = 20'

NOTE

SITE COVERAGE

LOT 54152 SQ.FT
BUILDING 4943.89 SQFT

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:24

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 10 and 18

AND IN THE MATTER OF Premises municipally known as 131 Catharine Street North, in the City of Hamilton and in a **"D" (Urban Protected Residential - One and Two Family Dwellings, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the agent McCallum Sather Architects Inc. on behalf of the owner Good Shepherd Non-Profit Homes Inc., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a three storey rear addition to the existing legally established non-conforming boarding house for eleven (11) boarders notwithstanding that:

1) an expansion of a legal non-conforming use is not permitted;

2) the existing building shall maintain a 0.9m northerly side yard and a 1.9m southerly side yard instead of the minimum required 2.7m northerly and southerly side yards;

3) the 3 storey addition shall be 2.06m from the southerly side yard instead of the minimum required 2.7m;

4) the mechanical condensers shall be 1.5m from the northerly side yard instead of the minimum 2.4m; and,

5) separate bathroom facilities shall be provided for the individual boarding rooms.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 6th, 2002**
TIME:	**3:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 19th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

ARCHITECTURAL:

A-0 COVER SHEET / SITE PLAN
A-1 BASEMENT & GROUND FLOOR PLAN
A-2 SECOND & THIRD FLOOR PLAN
A-3 NORTH AND WEST ELEVATIONS
A-4 SOUTH AND EAST ELEVATIONS
A-5 BUILDING SECTIONS / SECTION DETAILS
A-6 MILLWORK ELEVATIONS / DETAILS

MECHANICAL:

M-1 BASEMENT AND GROUND FLOOR PLUMBING LAYOUT NOTES EQUIPMENT LIST AND LEGEND
M-2 SECOND FLOOR & THIRD FLOOR PLUMBING LAYOUT AND SCHEDULES
M-3 BASEMENT AND GROUND FLOOR HVAC LAYOUT
M-4 SECOND FLOOR & THIRD FLOOR HVAC LAYOUT
M-5 BASEMENT AND GROUND FLOOR SPRINKLER LAYOUT
M-6 SECOND FLOOR & THIRD FLOOR SPRINKLER LAYOUT
M-7 MECHANICAL SPECIFICATIONS, HVAC NOTES, SCHEDULES AND EQUIPMENT LIST

ELECTRICAL:

E-1 BASEMENT & GROUND FLOOR ELECTRICAL DEMOLITION
E-2 SECOND & THIRD FLOOR ELECTRICAL DEMOLITION
E-3 BASEMENT & GROUND FLOOR ELECTRICAL PLAN
E-4 SECOND & THIRD FLOOR ELECTRICAL PLAN
E-5 ELECTRICAL SCHEDULES AND RISERS

CONSULTANTS

ARCHITECTURAL
(PRIME) CONSULTANT:

McCALLUM SATHER ARCHITECTS
127 CATHARINE STREET NORTH
HAMILTON, ONTARIO L8L 4S4
Tel: (905) 528 8700 Fax: (905) 528 0909

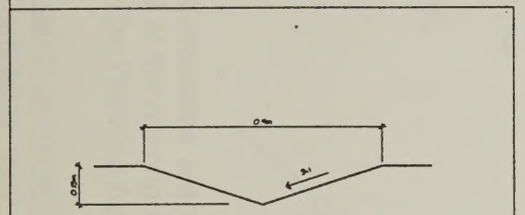
MECHANICAL ENGINEER:

ROSS ENGINEERING LTD
952 AINSWORTH COURT
WATERLOO, ONTARIO N2T 1H5
Tel: (519) 888 2858 Fax: (519) 885 0414

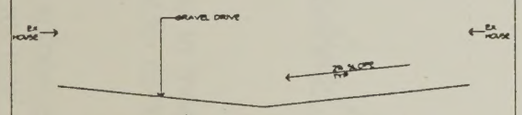
ELECTRICAL ENGINEER

RONBALD INC.
730 SHERCREST PLACE
WATERLOO, ONTARIO N2J 3Z4
Tel: (519) 570 3002 Fax: (519) 729 0468

SKETCH
HMIA-02:24



SECTION A-A AT SWALE



SECTION B-B AT DRIVEWAY

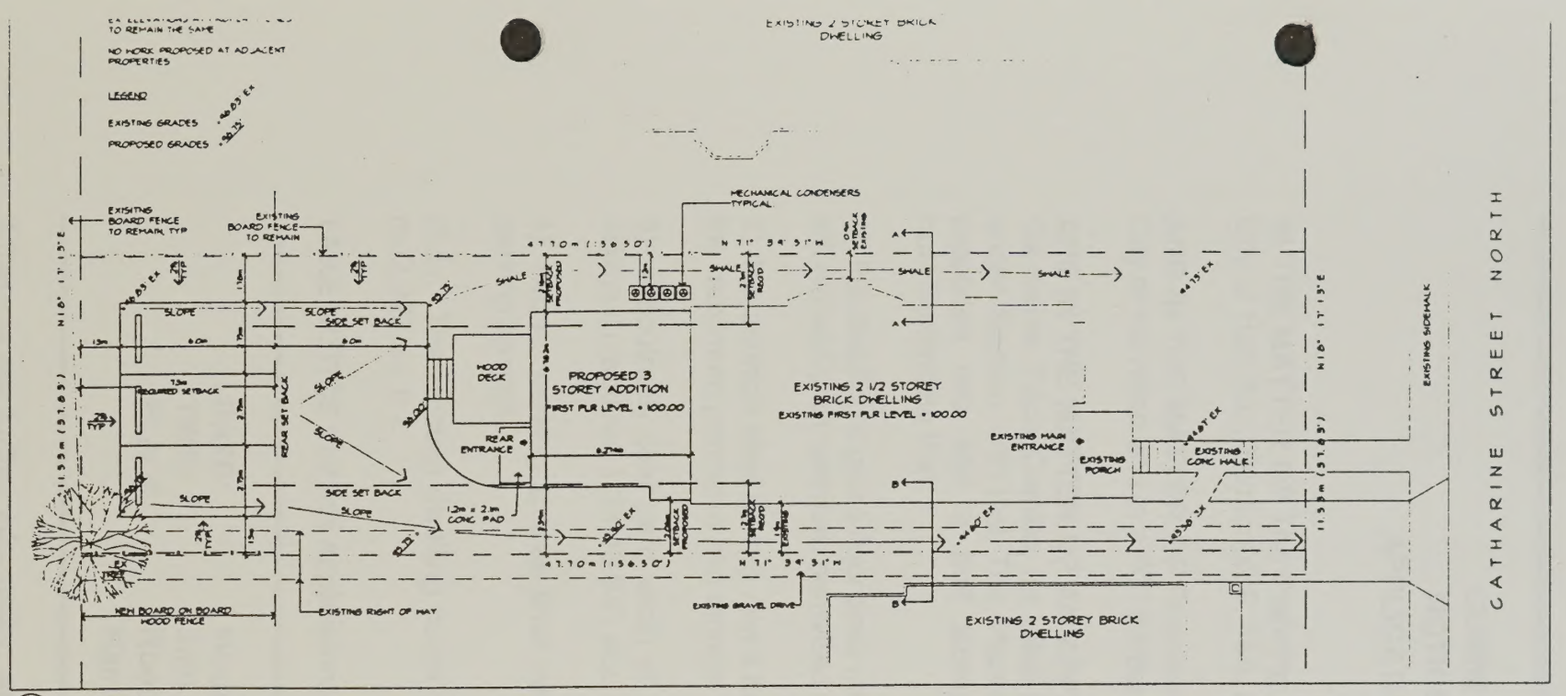
EX ELEVATIONS ALONG [illegible] TO REMAIN THE SAME

NO WORK PROPOSED AT ADJACENT PROPERTIES

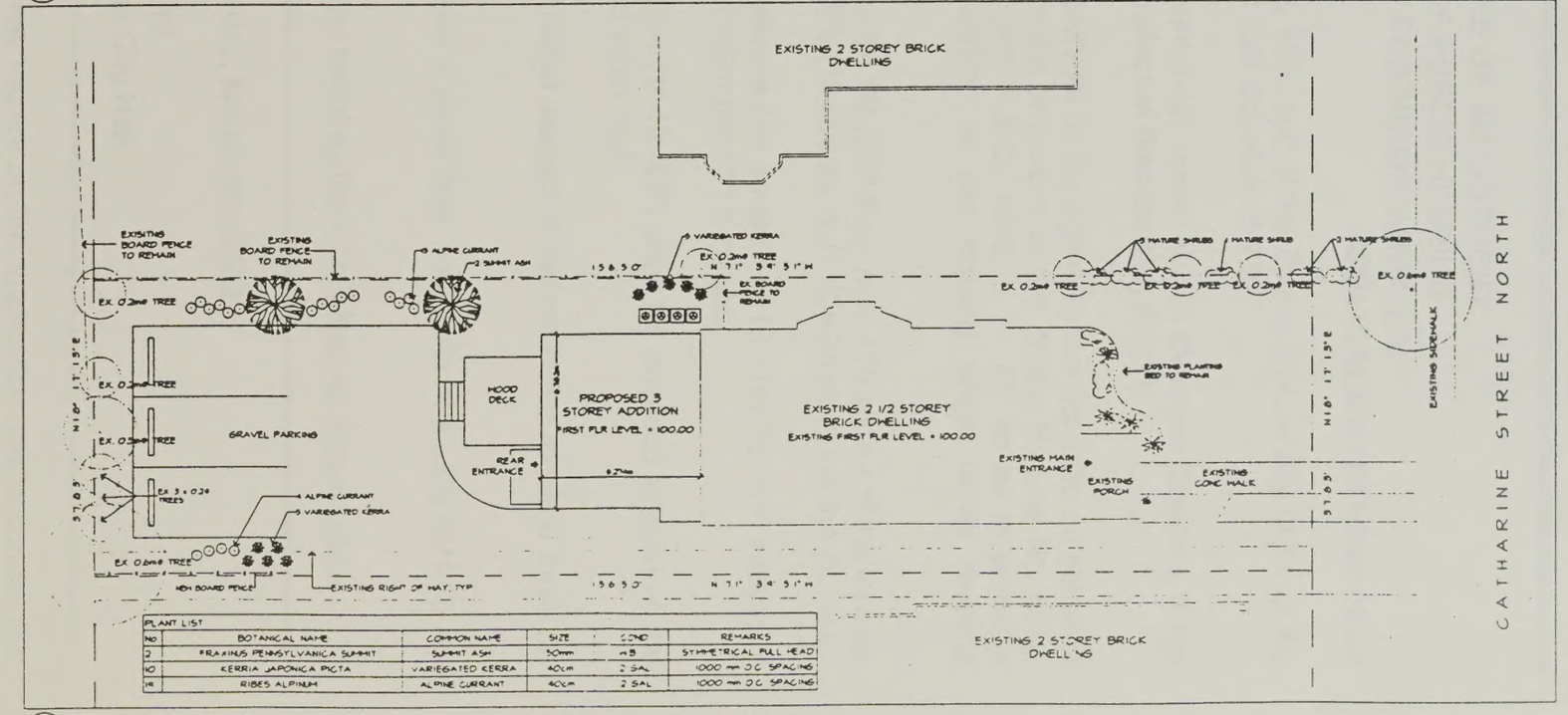
LEGEND

EXISTING GRADES +99.03 Ex

PROPOSED GRADES +99.23



1 SITE PLAN 1:100



PLANT LIST

NO	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
2	FRAXINUS PENNSYLVANICA SUMMIT	SUMMIT ASH	50mm	#B	SYMMETRICAL FULL HEAD
10	KERRIA JAPONICA PICTA	VARIEGATED KERRIA	40cm	2 SAL	1000 mm O.C SPACING
19	RIBES ALPINUM	ALPINE CURRANT	40cm	2 SAL	1000 mm O.C SPACING

2 LANDSCAPING PLAN 1:100

CONST NORTH

5	Revised drawings for SPA
4	Drawings revised for Minor Site Plan Application
3	Issued for Building Permit
2	July Issue Site Submission
1	09/05/05 - Issue Submission
REVISIONS	

ONTARIO ASSOCIATION OF ARCHITECTS
GREGORY SATHER
LICENCE
4631

McCALLUM SATHER Architects Inc.
127 Catharine Street North, Hamilton, Ontario L8L 4S4
t 905 528 8700 f 905 528 9909

Project name
RENOVATION/ADDITION TO
61 Catharine Street
Hamilton, Ontario

For Oakland Shepherd
Hope Projects Homes Inc

Drawing Title
COVER SHEET / SITE PLAN

Drawn by: BC	Date: DEC 1 2005
Checked by: GS	Scale: AS NOTED
Proj. No. 0510-19	Drawing No. A-0

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE
APPLICATION NO.HM/A-02:25

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9, 18A. and 19B Schedule S-1361

AND IN THE MATTER OF Premises municipally known as 101 Dromore Crescent, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Robert Scudetto on behalf of the owner Tricia Camillo, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed two and a half storey addition to the existing single family dwelling notwithstanding that:

1) the dwelling's gross floor area ratio of 96.1% (387.4 sq. m./4,170 sq. ft.) of the lot area will exceed the maximum permitted 45.0% (181.56 sq. m./1,954.35 sq. ft.) of the lot area;

2) the addition shall be two and a half storeys and a height of 10.31m (33' 10") instead of the maximum permitted two storeys and 9.0m (29.53') in height;

3) a southerly side yard width of 0.58m (1' 10 3/4") shall be provided instead of the minimum required 1.2m (3.94') side yard width; and,

4) two (2) parking spaces shall be provided instead of the minimum required three (3) parking spaces.

Note: The existing dwelling currently has a gross floor area ratio of 67.3% (271.36 sq. m./2,921 sq. ft.).

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 6th, 2002**
TIME:	**3:50 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

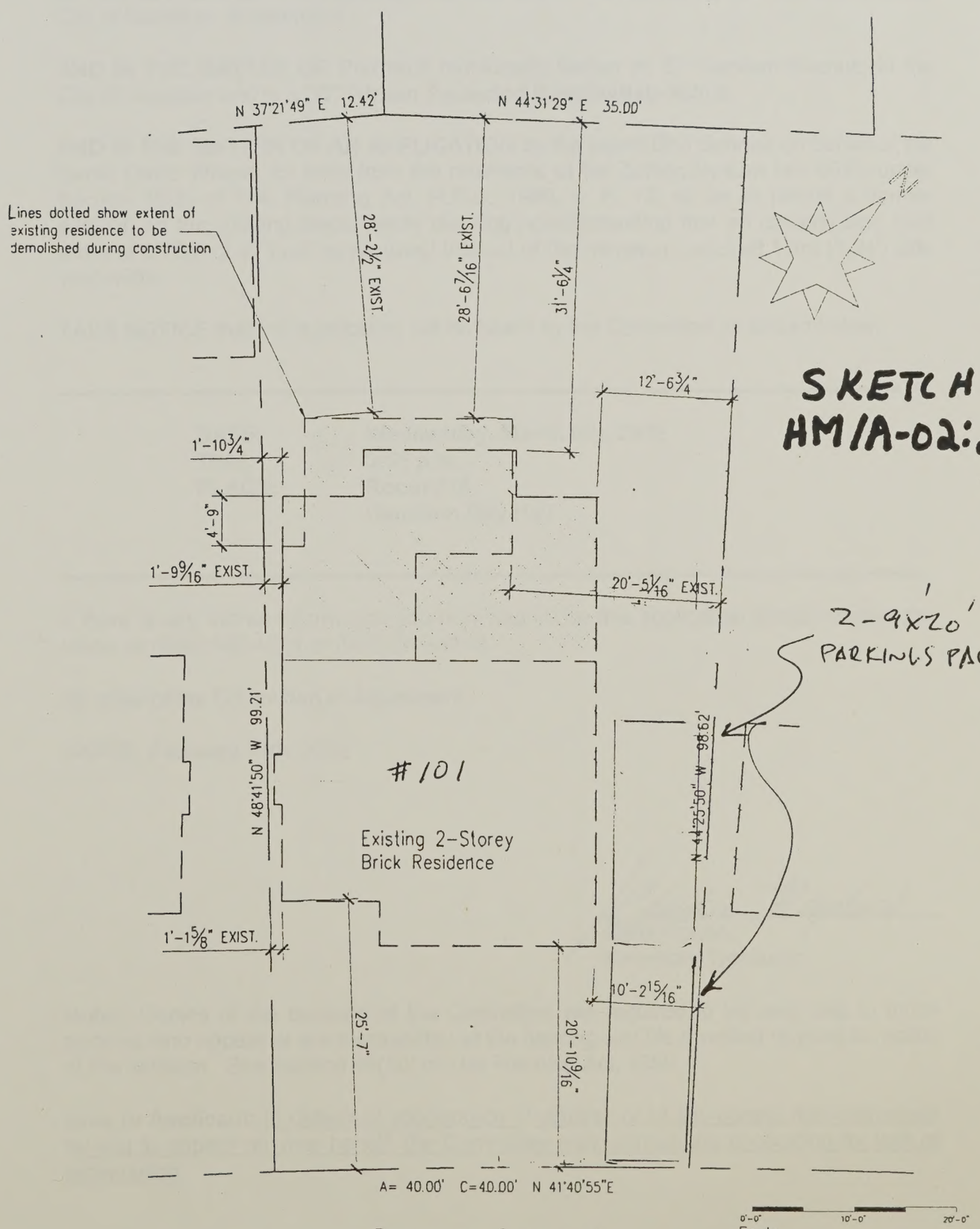
By order of the Committee of Adjustment,

DATED: February 19th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH
HM/A-02:2

Site Plan

(1)

Site Area : 4343 sq. ft

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:26

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9

AND IN THE MATTER OF Premises municipally known as 27 Glenfern Avenue, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Bob Sennett on behalf of the owner David Wilson, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a dormer addition on the existing single family dwelling notwithstanding that an easterly side yard width of 0.75m (2.47') will be provided instead of the minimum required 1.2m (3.94') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 6th, 2002**
TIME:	**3:55 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: February 19th, 2002

Christina Kapelos

Carol Connor,
Secretary-Treasurer

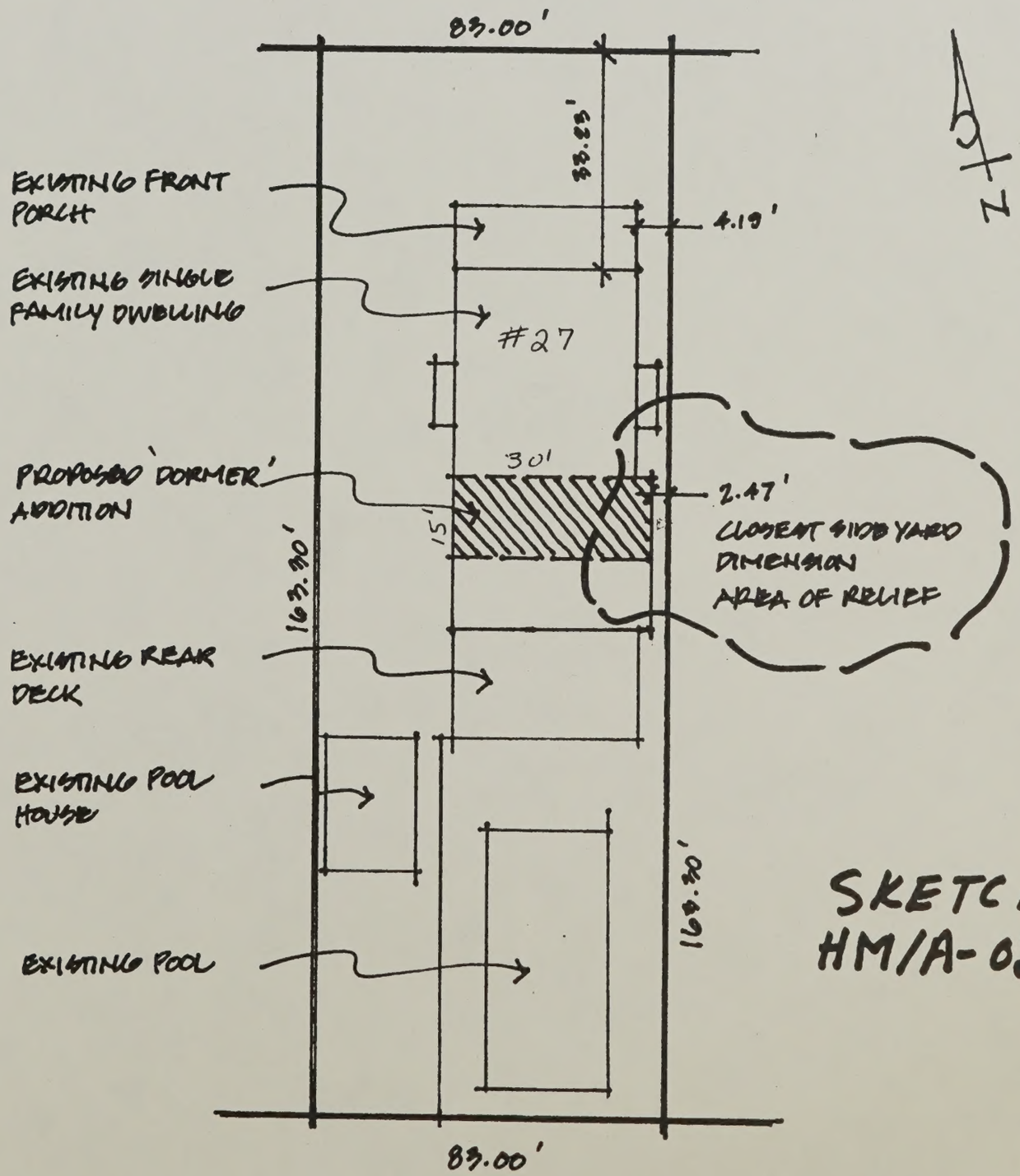
Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SITE PLAN.

SCALE: 1" = 25'-0"

GLENFERN AVENUE



SKETCH
HM/A-02:26

(PLEASE REFER TO ATTACHED PLOT PLAN)

CA4 ON HBL G04
N53
2002

THE New! CITY OF HAMILTON

URBAN MUNICIPAL

URBAN MUNICIPAL

MAR 1 1 2002

GOVERNMENT DOCUMENTS

AGENDA

COMMITTEE OF ADJUSTMENT (URBAN)

****

Date: Wednesday, March 20th, 2002
Time: 3:00 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
3:15 p.m.	**HA/B-02:15**	**91 Webster Road**	**Agent J. Zippilli & C. Myers Owner L. Zippilli**
3:20 p.m.	**HM/B-02:13**	**12 and 18 Hixon Road**	**Agent I. Douglas Smith Owner Johanna Robb Bush**
3:25 p.m.	SC/A-02:30	77 Creanona Blvd (Stoney Creek)	Owners Stephen & Rebecca Jess
3:30 p.m.	SC/A-02:32	180 Cedardale Ave. (Stoney Creek)	Owners Alex & Anna Podrebarac
3:35 p.m.	**AN/B-02:14**	**142 Judith Crescent (Ancaster)**	**Agent Stephen Leathley Owner Fred & Paul White**
3:40 p.m.	AN/A-02:31	55 Gilbert Ave. (Ancaster)	Owners Silvia & Frank Marzanek
3:45 p.m.	FL/A-02:37	Lands west of 24 Howard Blvd. (Flamborough)	Owners David & Jennifer Lowndes
3:50 p.m.	HM/A-02:12	83 Smith Avenue	Agent Sean Mahon Owner Ren Woodworth
3:55 p.m.	HM/A-02:38	41A Ray Street South	Owner Susanne Warren
4:00 p.m.	HM/A-02:33	11 Barnesdale Avenue North	Agent Dominic Lastella Owner Christina Scarciglia
4:05 p.m.	HM/A-02:29	455 Cumberland Avenue	Agent Milne/First General Services Inc. Owner Grace Violi
4:10 p.m.	**HM/B-02:25**	**762 Stone Church Road East**	**Agent A.J. Clarke (Steve Fraser) Owner Sam Aquino**
4:15 p.m.	HM/A-02:28	1780 Main Street West	Agent A.J. Clarke (Barry Clarke) Owner Valley Park Main West Developments Ltd.
4:20 p.m.	HM/A-02:36	1268 King Street East	Agent Planning & Engineering Initiatives Ltd. Owner McDonalds Restaurants of Canada Limited
4:25 p.m.	HM/A-02:35	129 Market St., and 13, 15 & 17 Caroline St. North	Agent Planning & Engineering Initiatives Ltd. Owner Vincent J. Scornaienchi
4:30 p.m.	A-01:195 **(REVISED)**	555 Sanatorium Road	Agent Johns and Khes Planning Solutions Owner Chedoke Health Corp.

CLOSED

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:15

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 91 Webster Road, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agents John Zippilli and Cassandra Myers on behalf of the owner Lina Zippilli, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of an irregular shaped parcel of land having a frontage of 27.4m (90'), and an area of approximately 911.3 sq. m. (9,810 sq. ft.) for residential purposes, and to retain a parcel of land, also irregular in shape, having a frontage of 33.5m (110'), and an area of approximately 1,113.8 sq. m. (11,990 sq. ft.) containing an existing dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

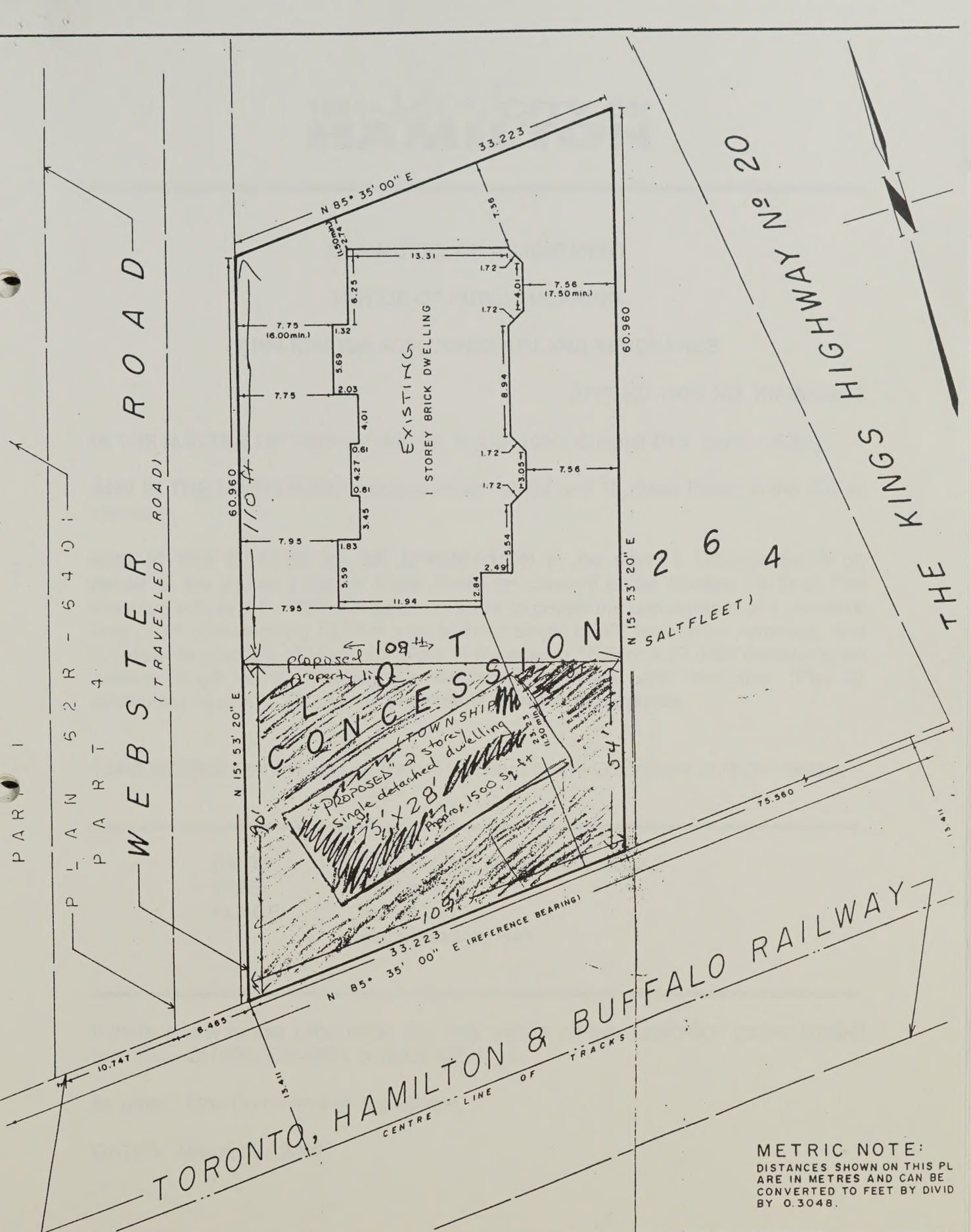
By order of the Committee of Adjustment,

DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH
HM/B-02:15

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:13

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as 12 and 18 Hixon Road, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent I. Douglas Smith on behalf of the owner Johanna Robb Bush, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land (Part 2) measuring 12.74m x 31.85m for single family residential purposes, and to retain two parcels of land; one (Part 1) measuring 15.54m x 27.43m containing an existing single family dwelling for residential purposes, and the other (Part 3) measuring 12.49m x 33.22m for single family residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 5th, 2002

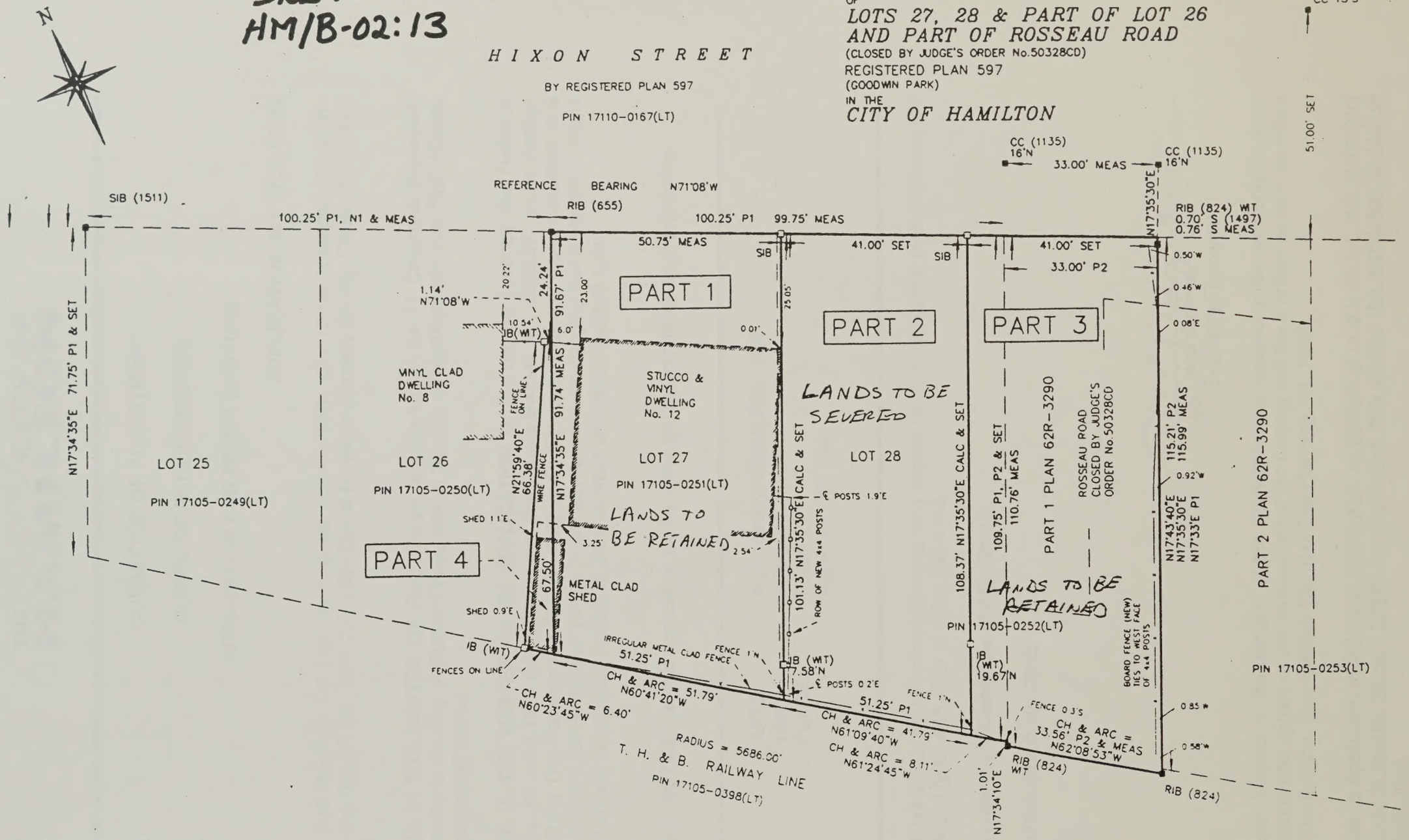
Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/B-02:13

PLAN OF SURVEY
OF
LOTS 27, 28 & PART OF LOT 26
AND PART OF ROSSEAU ROAD
(CLOSED BY JUDGE'S ORDER No.50328CD)
REGISTERED PLAN 597
(GOODWIN PARK)
IN THE
CITY OF HAMILTON



SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT, THE LAND TITLES ACT AND THE REGULATIONS

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:30

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 6.3

AND IN THE MATTER OF Premises municipally known as 77 Creanona Boulevard, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"R2" (Single Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Stephen and Rebecca Jess, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a 12.19m x 9.75m detached garage in the rear yard notwithstanding that a maximum height of 7.0m will be provided instead of the maximum permitted height of 4.5m

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**3:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 5th, 2002

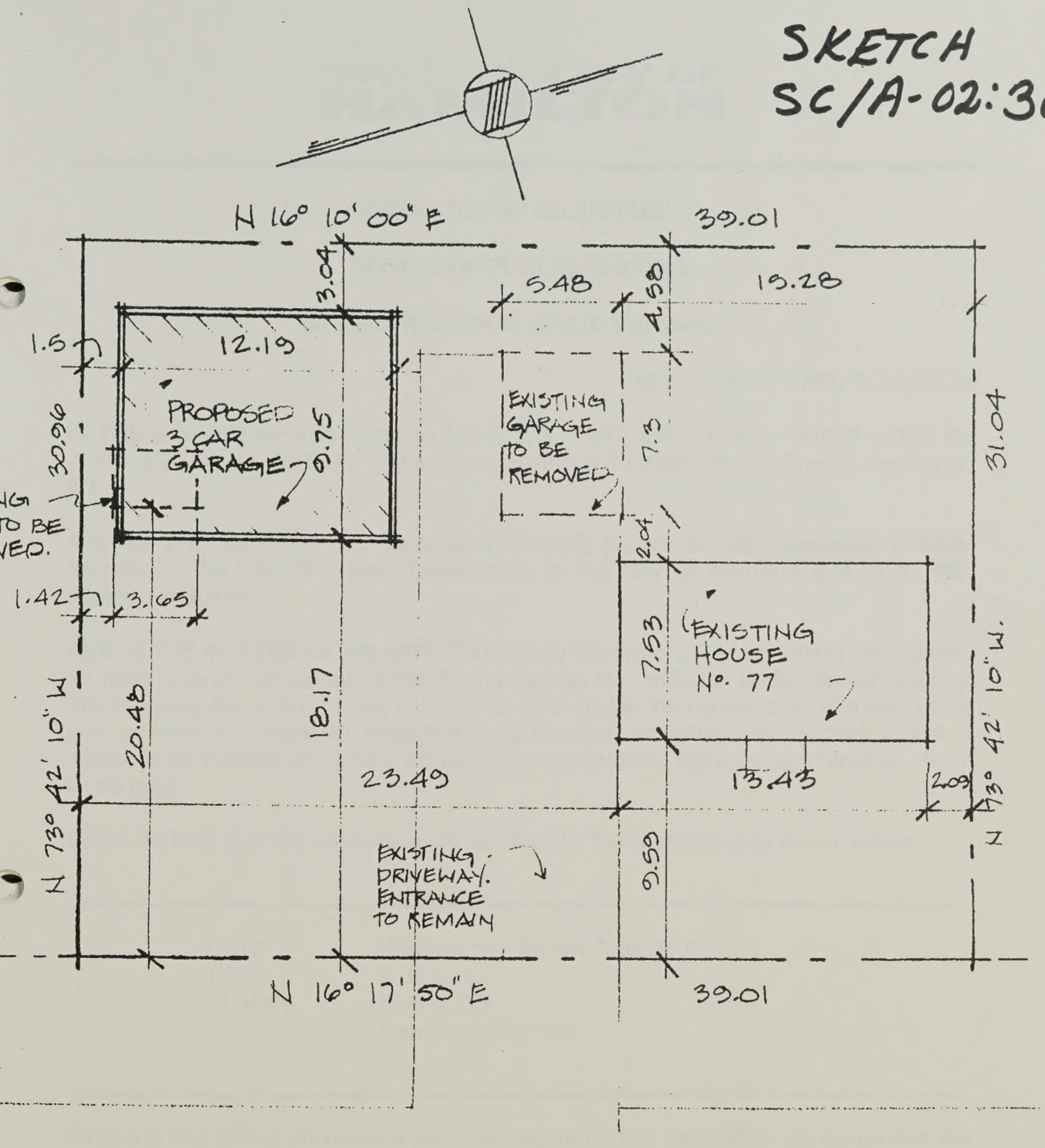
M. Migneault

for Carol Connor
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
SC/A-02:30



ITE PLAN

RT OF LOT 3, BROKEN FRONT CONCESSION,
EOGRAPHIC TOWNSHIP OF SALT FLEET)
OKI IN THE CITY OF STONEY CREEK
EGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH.
ALE 1" = 20'-0"

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:32

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 6.7

AND IN THE MATTER OF Premises municipally known as 180 Cedardale Avenue, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"R6" (Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Alex and Anna Podrebarac, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a one storey rear addition to create an undivided semi-detached dwelling notwithstanding that a minimum lot frontage of 15.24m will be provided instead of the minimum required 19.5m lot frontage.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**3:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 5th, 2002

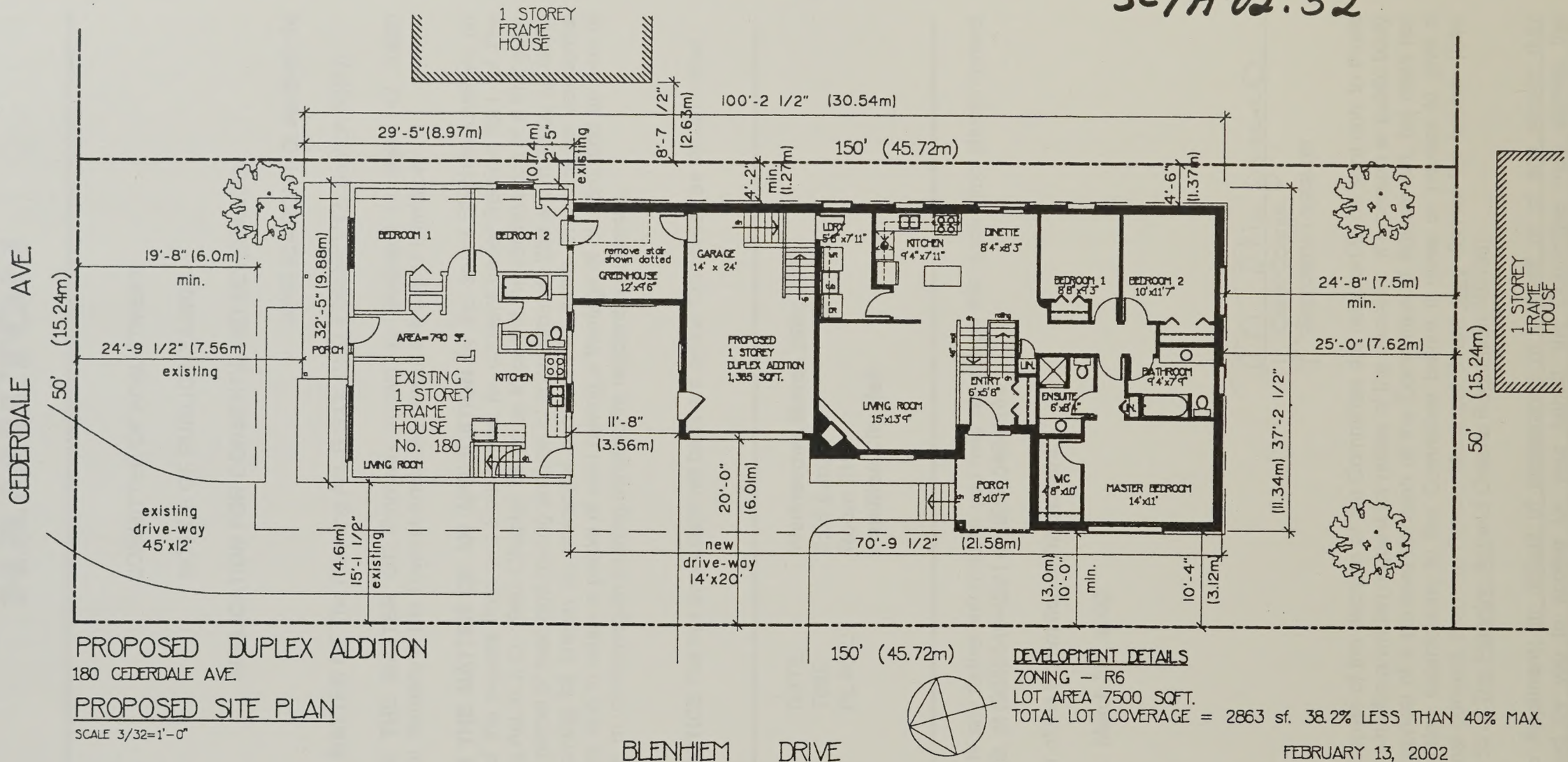
M. Migrano

for Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
SC/A-02:32



PROPOSED DUPLEX ADDITION

180 CEDERDALE AVE.

PROPOSED SITE PLAN

SCALE 3/32=1'-0"

DEVELOPMENT DETAILS

ZONING – R6

LOT AREA 7500 SQFT.

TOTAL LOT COVERAGE = 2863 sf. 38.2% LESS THAN 40% MAX.

FEBRUARY 13, 2002

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. AN/B-02:14

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 142 Judith Crescent, formerly in the Town of Ancaster, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Stephen Leathley on behalf of the owners Fred and Paul White, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a triangular shaped parcel of rear land having an area of approximately 259 sq. m. to be added to the adjoining lot known as municipal number 150 Judith Crescent for residential purposes, and to retain a parcel of land having a frontage of 30.48m, and an area of 1,850 sq. m. containing an existing dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

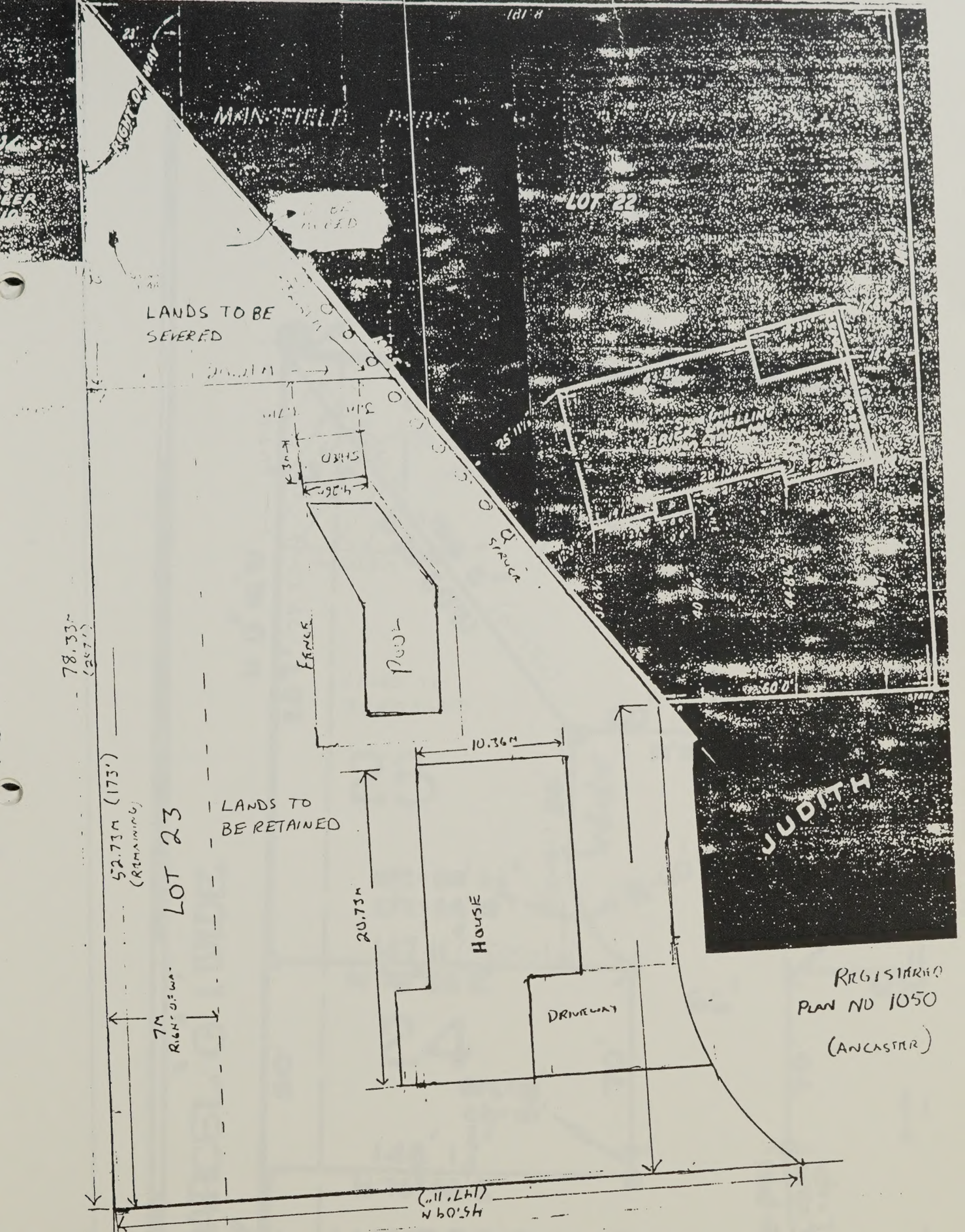
DATED: March 5th, 2002

M. Migrano.

for Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

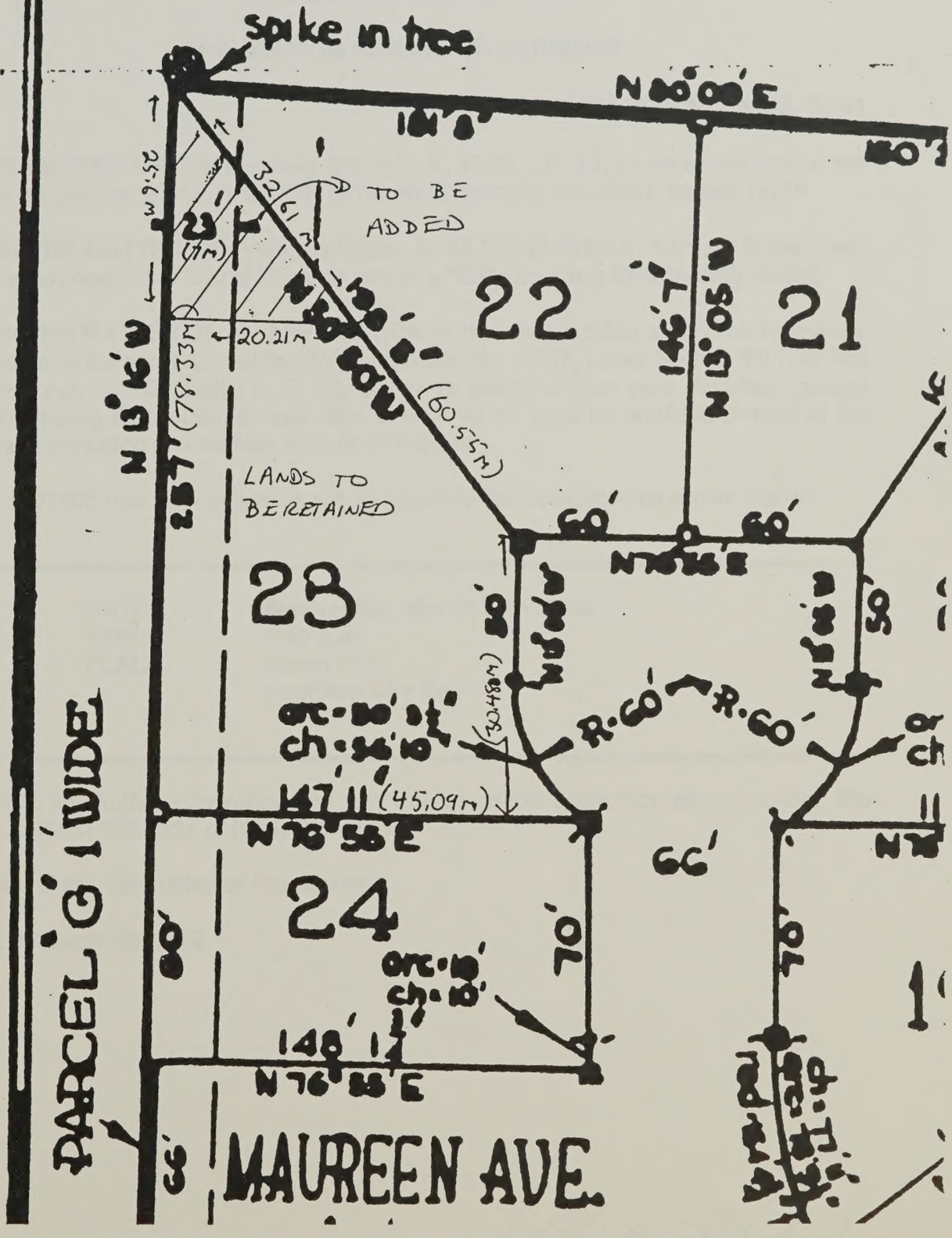


SKETCH
AN/B-02:14

SCALE 1" = 50'
OR 1CM = 6 METERS

SKETCH
AN/B-02:14

TOWNSHIP



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:31

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Section (s) 10

AND IN THE MATTER OF Premises known as 55 Gilbert Avenue, formerly in the Town of Ancaster, now in the City of Hamilton and in a **"ER" (Existing Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Silvia and Frank Marzanek, for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a rear yard detached garage notwithstanding that a ground floor area of 46.9 sq. m. shall be provided instead of the maximum permitted ground floor area of 40.0 sq. m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**3:40 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

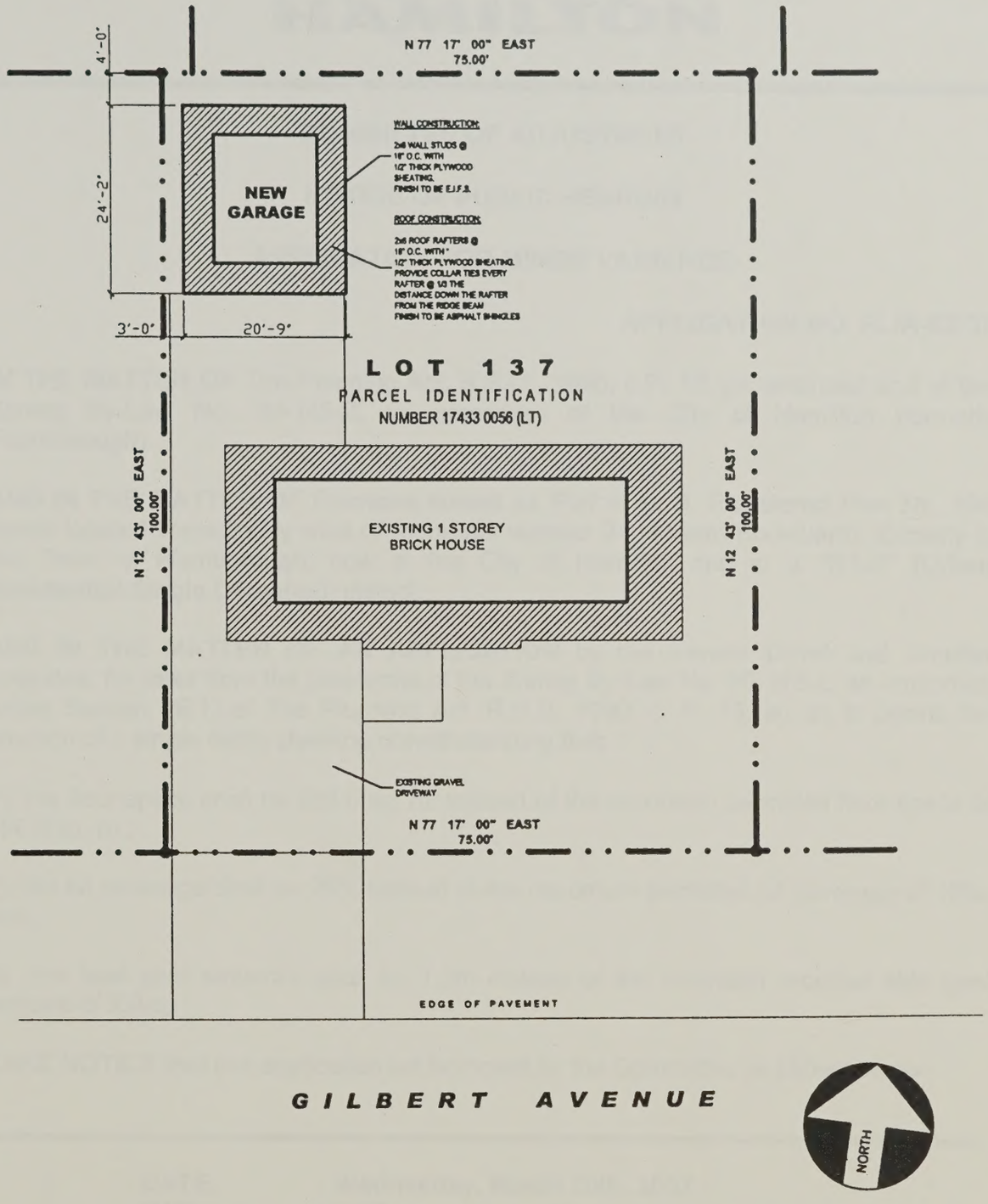
DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
AN/A-02:31



	SITE PLAN ***NEW REAR YARD GARAGE*** 55 GILBERT AVE. ANCASTER, ONTARIO		
		SCALE: 1"=20'-0"	DRAWING NUMBER:
		DATE: JAN. 09/02	
		DRAWN BY:	CHECKED BY: KG

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. FL/A-02:37

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough).

AND IN THE MATTER OF Premises known as Part of lot 9, Registered Plan No. 894 (lands located immediately west of municipal number 24 Howard Boulevard), formerly in the Town of Flamborough, now in the City of Hamilton and in a **"R1-6" (Urban Residential Single Detached)** district;

AND IN THE MATTER OF AN APPLICATION by the owners David and Jennifer Lowndes, for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the erection of a single family dwelling notwithstanding that:

1) the floor space shall be 228.0 sq. m. instead of the maximum permitted floor space of 186.0 sq. m.;

2) the lot coverage shall be 25% instead of the maximum permitted lot coverage of 15%; and,

3) the side yard setbacks shall be 1.2m instead of the minimum required side yard setback of 3.0m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**3:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

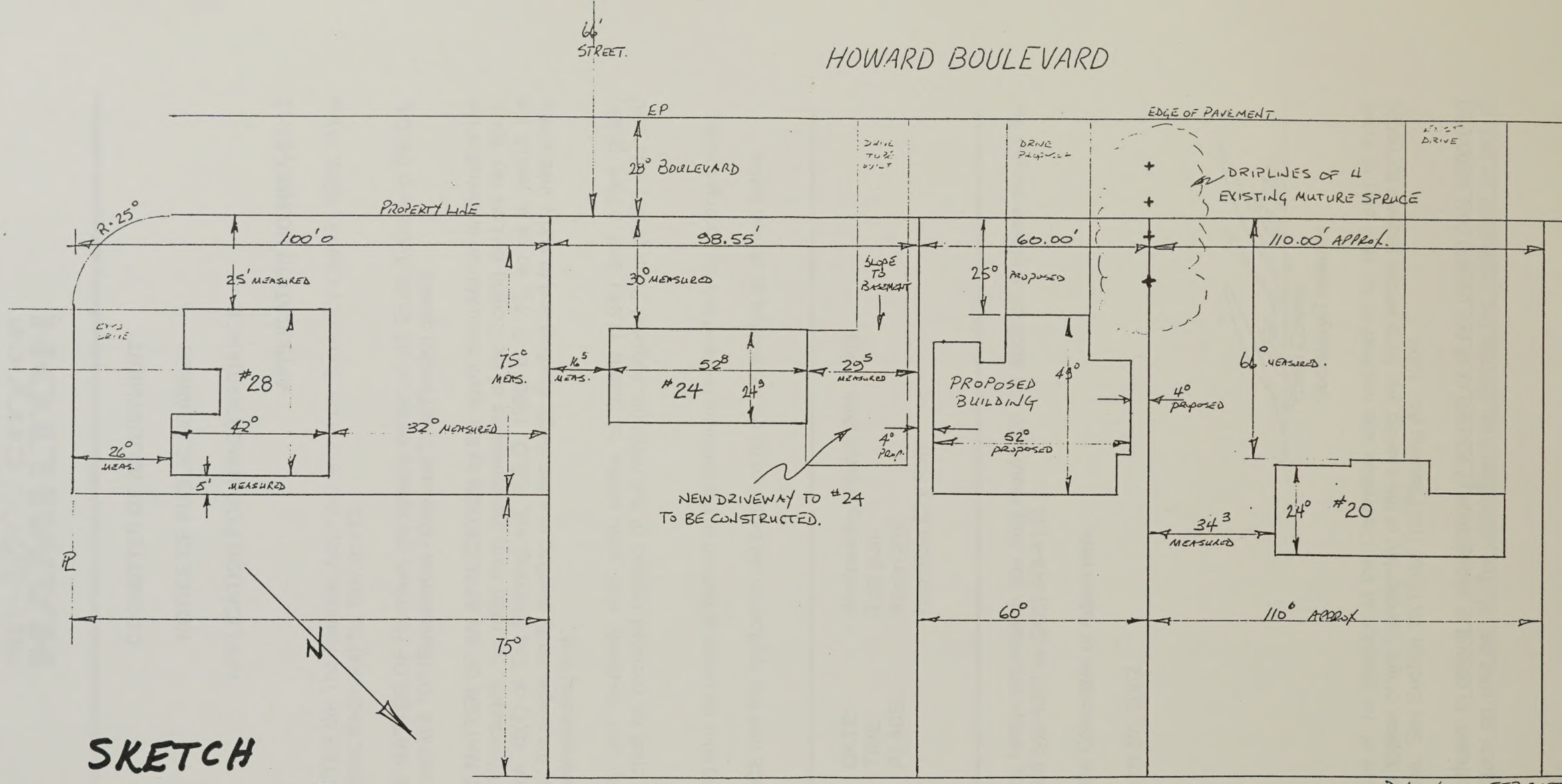
DATED: March 5th, 2002

Christina Blaychuk

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



PROPOSED DWELLING 22 HOWARD BOULEVARD AND ABUTTING PROPERTIES

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:12

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 10, 18A and 19

AND IN THE MATTER OF Premises municipally known as 83 Smith Avenue, in the City of Hamilton and in a **"D" (Residential - One and Two Family)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Sean Mahon on behalf of the owner Ren Woodworth, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the conversion of the single family dwelling to a two family dwelling and to add a third storey addition notwithstanding that:

1) northerly and southerly side yard widths of 0.59m (1.94') and 0.73m (2.39') respectively shall be provided instead of the minimum required 2.7m (8.86') side yard width; and,

2) no parking shall be provided instead of the minimum required two (2) parking spaces.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**3:50 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

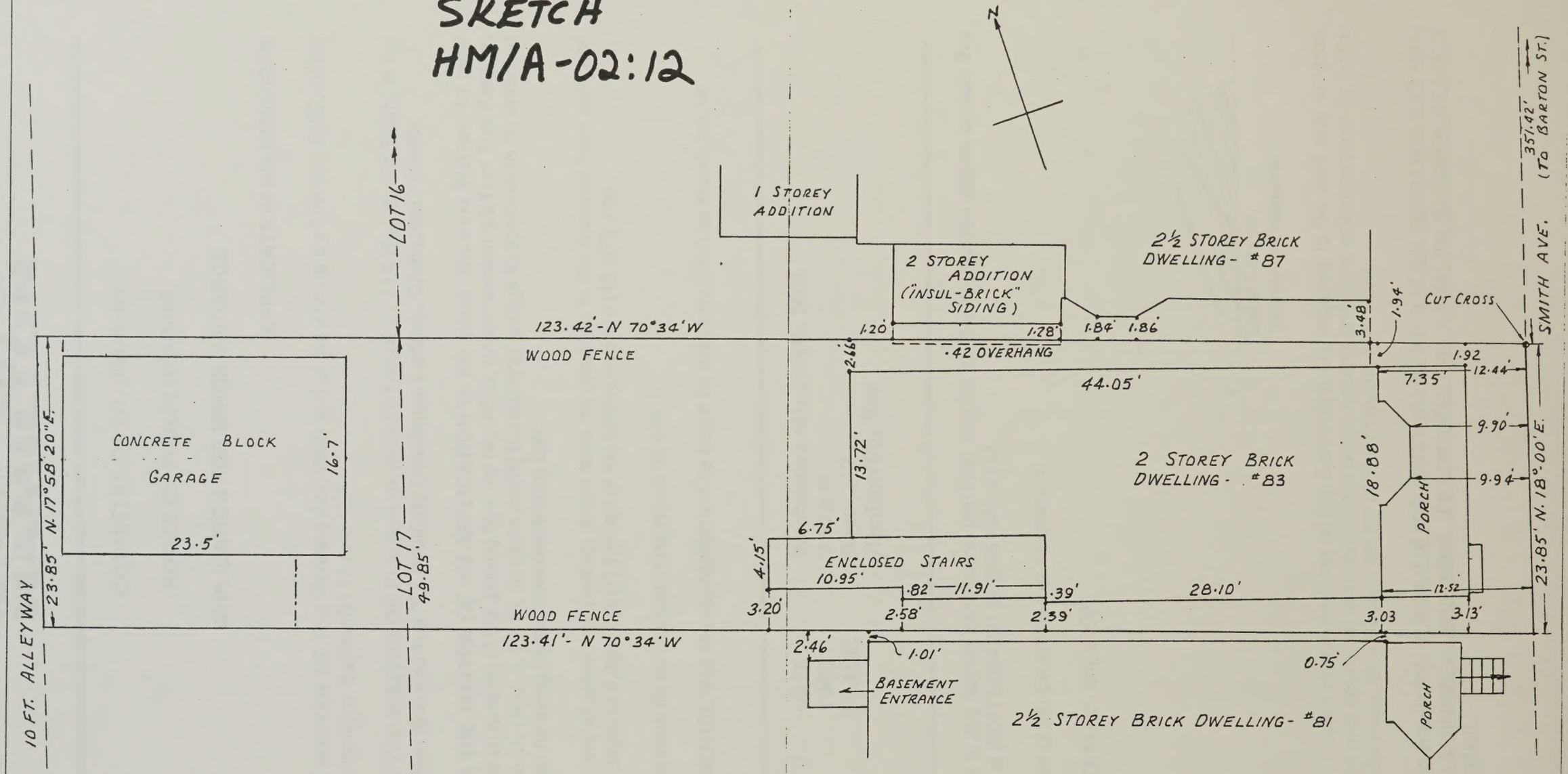
DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:12



ALL INFORMATION FROM 1987 DRAWING OF A.J. CLARKE O.L.S.

(E 7837)

REGISTERED PLAN NO. 234

SITE PLAN - 83 SMITH AVE.
HAMILTON
SCALE: 1/8" = 1'-0"
NOV. 28, 2001 G.D.M.

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:38

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 11 and 18A

AND IN THE MATTER OF Premises municipally known as 41A Ray Street South, in the City of Hamilton and in a **"E" (Multiple Dwellings, Lodges, Clubs, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Susanne Warren, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the existing garage to continue to be enclosed and used for living space notwithstanding that:

1) the one required car parking space shall be provided in the required front yard and have a depth of 5.48m (18.0') instead of the minimum 6.0m (19.69'); and,

2) there shall be no manoeuvring space on site

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**3:55 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

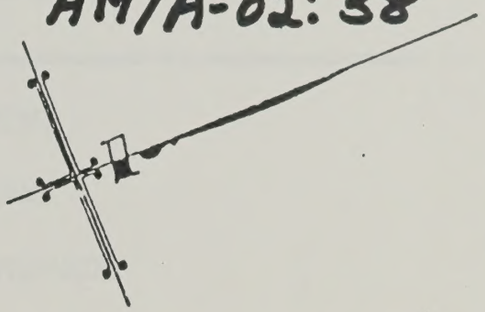
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

BUILDING LOCATION SURVEY
of
PART OF LOT 7
BLOCK 2, RANGE 1
JAMES MILLS SURVEY - UNREGISTERED
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

SCALE 1" = 20'

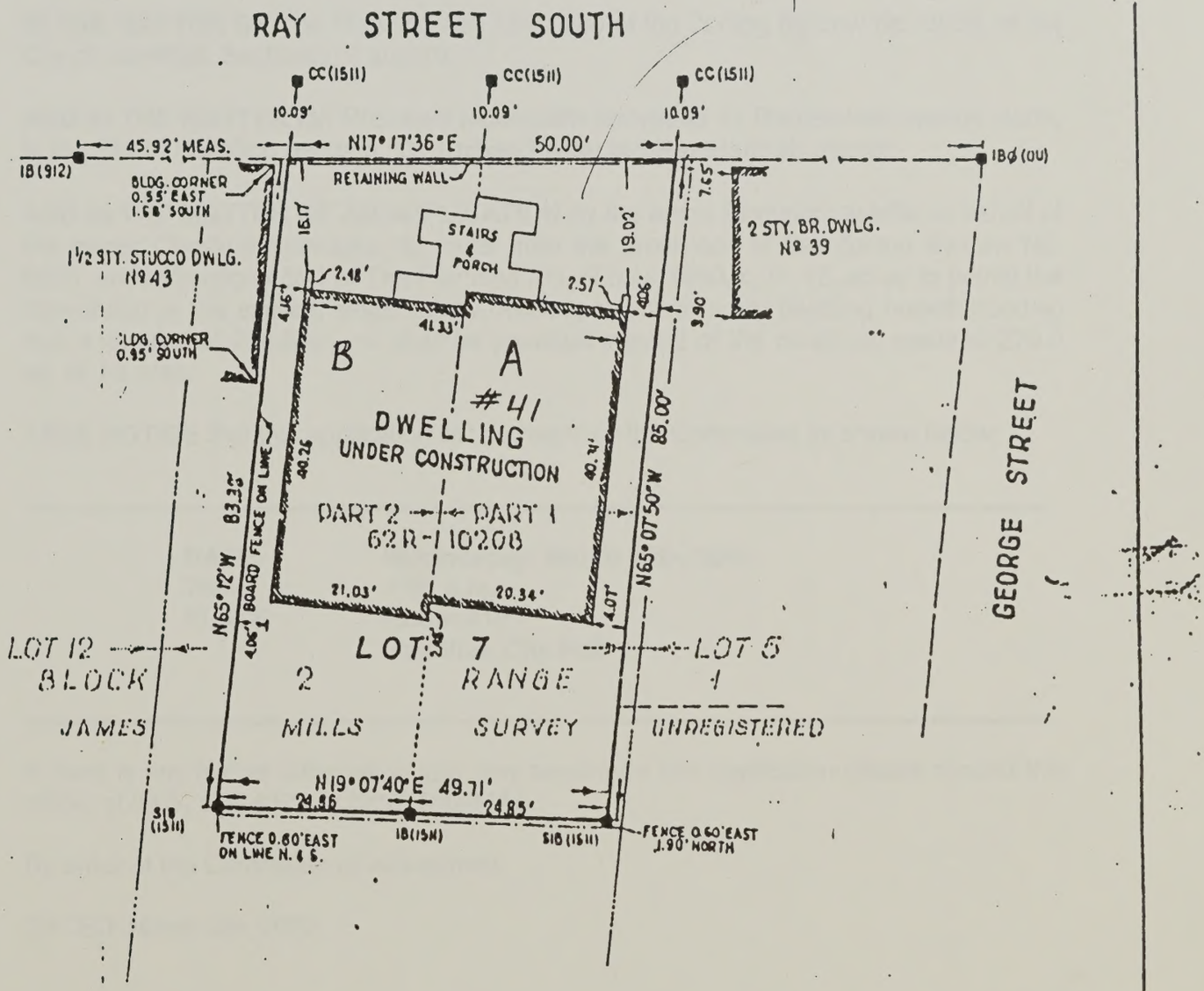
J. DAVID PETERS, O.L.S.
1989

SKETCH
HM/A-02:38



parking space.

X-



NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERN LIMIT OF RAY STREET SOUTH ON A COURSE OF N 17°17'36" E AS SHOWN ON PLAN 62R-10208.

○	-	DENOTES A SURVEY MONUMENT PLANTED.
●	-	" " " FOUND
SIB	-	" " 0.08' SQ. IRON BAR
IB	-	" " 0.05' " " "
IBØ	-	" " 0.05' ROUND IRON BAR
(912)	-	" A.J. CLARKE, O.L.S.
(1511)	-	" GUIDO CONSOLI, O.L.S.

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS

Examined by: Date:
02 May 90
Zoning Only for Building Commissioner.
SEE ZV#57068

SURVEYOR'S CERTIFICATE

I CERTIFY THAT: THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 14TH DAY OF SEPTEMBER 1989

Donald J. Bundens
ONTARIO LAND SURVEYOR

MacKAY, MacKAY & PETERS LIMITED
SUITE 606, UNION GAS BUILDING
20 HUGHSON STREET SOUTH
HAMILTON, ONTARIO L8N 2A1

© MacKAY, MacKAY & PETERS LIMITED.

V-0157

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:33

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9 and 19

AND IN THE MATTER OF Premises municipally known as 11 Barnesdale Avenue North, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Dominic Lastella on behalf of the owner Christina Scarciglia, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the conversion of the existing single family dwelling to a two family dwelling notwithstanding that a lot area of 214.6 sq. m. shall be provided instead of the minimum required 270.0 sq. m. lot area.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**4:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

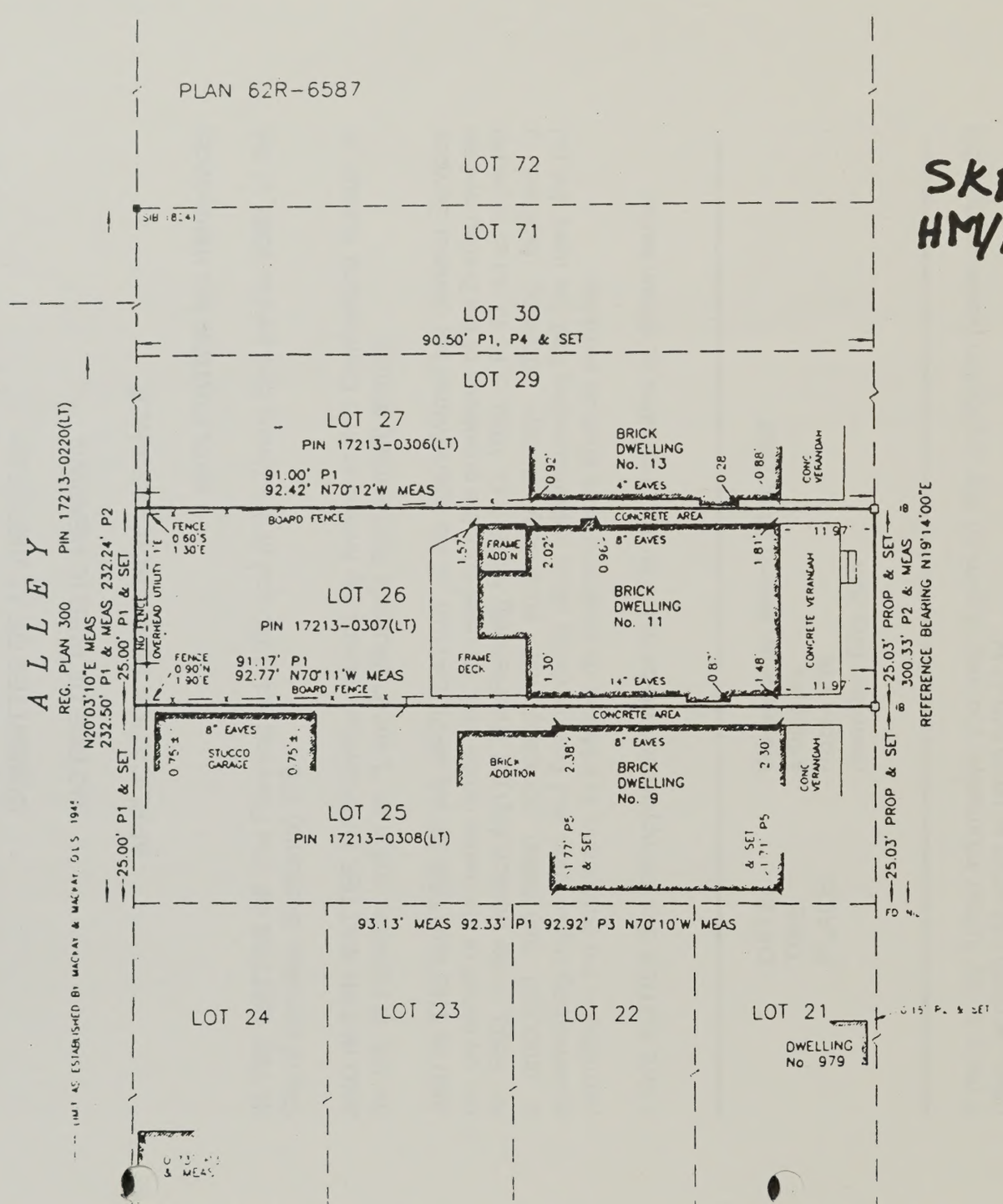
By order of the Committee of Adjustment,

DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH
HM/A-02:33

LOT 26
REGISTERED PLAN No. 477
(SCOTT & HOPE SURVEY)
IN THE
CITY OF HAMILTON

SCALE 1" = 15'
0' 15' 30' 45'

L.G. WOODS SURVEYING INC.
2001

LEGEND:

□	DENOTES PLANTED MONUMENT
■	DENOTES FOUND MONUMENT
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
FD	DENOTES FOUND
O/U	DENOTES ORIGIN UNKNOWN
PROP	DENOTES PROPORTIONED FROM PLAN 62R-6587
P1	DENOTES REGISTERED PLAN No 477
P2	DENOTES PLAN 62R-6587
P3	DENOTES PLAN BY MACKAY & MACKAY, OCT. 11, 1945
P4	DENOTES PLAN BY MACKAY & MACKAY, APRIL 23, 1926
P5	DENOTES PLAN BY A.T. McLAREN, NOV. 19, 1978
824	DENOTES A.T. McLAREN, O.L.S.
1135	DENOTES L.G. WOODS, O.L.S.

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERN LIMIT OF BARNESDALE AVENUE, SHOWN ON PLAN 62R-6587 AS N19°14'00"E.

IMPERIAL NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED MAY 24, 2001

JUNE 8, 2001
DATE

L.G. WOODS, O.L.S.

COPYRIGHT 2001 - L.G. WOODS SURVEYING INC.
... AND ... TO COPY THIS PLAN WITHOUT PERMISSION

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:29

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 17B

AND IN THE MATTER OF Premises municipally known as 455 Cumberland Avenue, in the City of Hamilton and in an **"L-mr-2" (Multiple Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Milne/First General Services Inc. on behalf of the owner Grace Violi, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed restoration company with accessory storage, cleaning facilities, a woodworking repair shop and floor covering store notwithstanding that the uses are not permitted in the district and, in addition, no parking spaces shall be provided.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**4:05 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

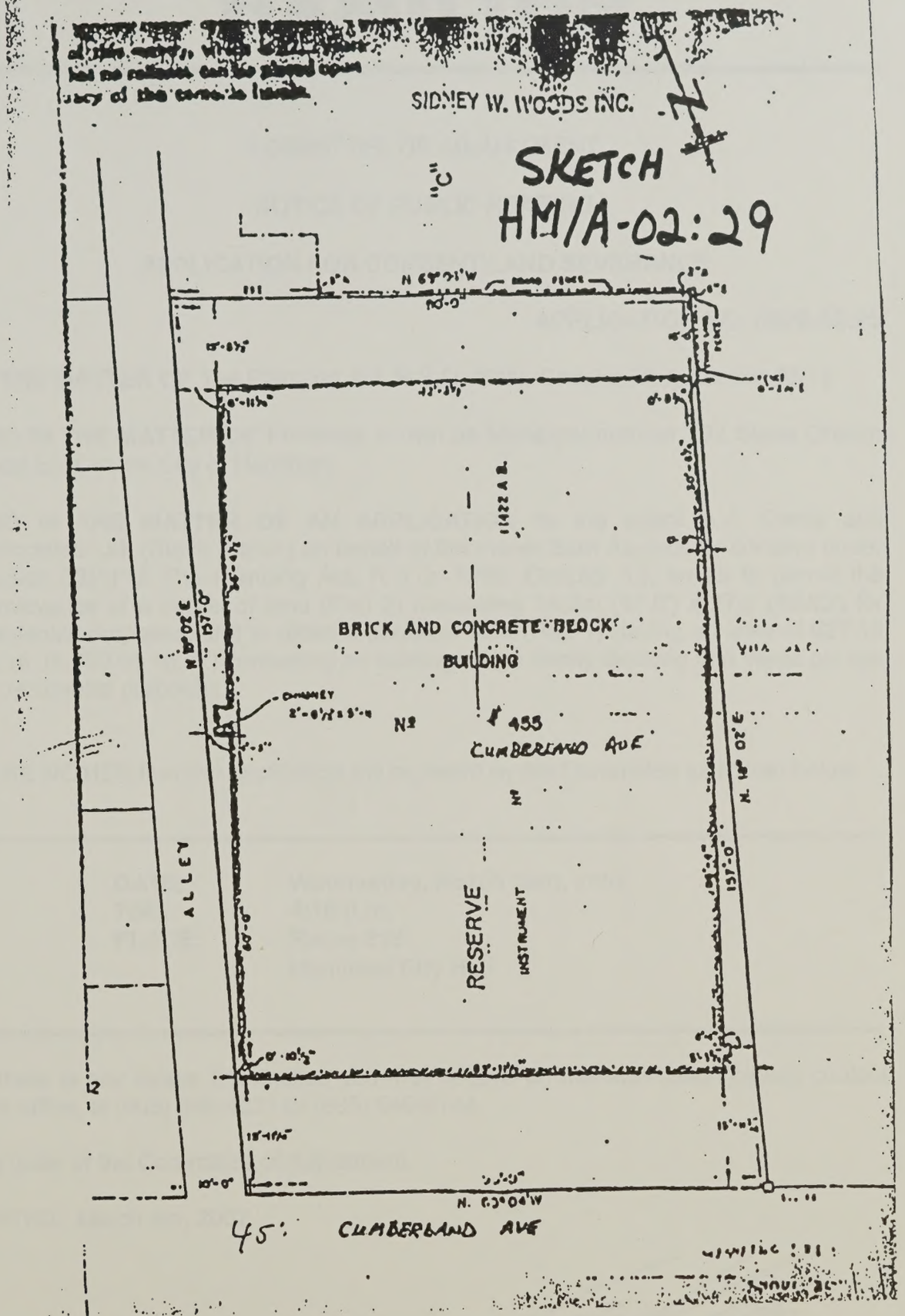
By order of the Committee of Adjustment,

DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


SIDNEY W. WOODS INC.
SKETCH
HM/A-02:29
BRICK AND CONCRETE BLOCK
BUILDING
CHIMNEY
N2
455
CUMBERLAND AVE
ALLEY
RESERVE
INSTRUMENT
137'-0"
N. 18° 02' E
N. 63° 04' W
45'
CUMBERLAND AVE

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:25

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 762 Stone Church Road East, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent A.J. Clarke and Associates Ltd. (Steve Fraser) on behalf of the owner Sam Aquino, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land (Part 2) measuring 14.3m (47.0') x 27m (88.83') for residential purposes, and to retain a parcel of land (Part 1) having an area of 627.16 sq. m. (6,750.99 sq. ft.) containing an existing single family dwelling and frame garage for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**4:10 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who file a written request for notice of the decision. If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

AN OF SURVEY OF
ART OF LOT 8 – CONCESSION 8
OGRAPHIC TOWNSHIP OF BARTON
CITY OF HAMILTON
ALE 1" = 20'
G. ALDWORTH O.L.S.

SCHEDULE					
PART	LOT	CONCESSION	TOWNSHIP	P. I. N.	AREA
1	PART OF LOT 8	8	BARTON	ALL OF 17371 – 0041	8750.99 sq. ft.
2					4174.98 sq. ft.

PLAN 62R–
RECEIVED AND DEPOSITED:

DATE — LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JUNE 12, 2001 — MAURIZIO TARLI
DATE

SKETCH
HM1B-02:25

P. I. N. 17376 – 0003
STONE CHURCH ROAD EAST
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8)

P. I. N. 17376 – 0002
PART 11 PLAN 62R – 1936
(N 72°09'30" W PLAN 62R-1936)
N 72°13'50" W MEAS.

P. I. N. 17376 – 0190
PART 1 PLAN 62R – 3189
(N 72°09'30" W P.)
(49.07' PLAN 62R-6341 & SET)
49.07' N 72°13'50"W

ELEANOR AVENUE

RADIUS=40.00'
CHORD=56.37' N 27°21'55" W
ARC=62.53'

PART 1
PLAN 62R – 6341
P. I. N. 17371 – 0041

PART 10
PLAN 62R – 1936
P. I. N. 17371 – 0040

79.82'
126.82' N 17°30'10" E MEAS.
(N 17°30'10" E P.)
(126.82' P. & SET)

40.05'
87.05' N 17°30'10" E
47.00'

88.83' N 72°13'50"W

PART 2
PLAN 62R – 6341
P. I. N. 17371 – 0042

MEAS. 88.83' N 72°13'50"W
(88.83' N 72°09'30" P.)

PART 1
PLAN 62R – 7372
P. I. N. 17371 – 0034

P. I. N. 17371 – 0043
LOT 5
REGISTERED PLAN No M-199

NORTHEAST CORNER OF LOT 5 PLAN M-199

STREET WIDENING ACCORDING TO REGIS. PLAN No M-199

P. I. N. 17371 – 0043
NORMAJEAN AVENUE
(ESTABLISHED ACCORDING TO REGISTERED PLAN No 612)

CENTRE LINE OF FENCE 0.25' EAST
FENCE 0.35' WEST
DOUBLE FACED BOARD FENCE (APPEARS TO BE MORE THAN 10 YEARS OLD)
CHAIN LINK FENCE 0.30' EAST
CENTRE LINE OF FENCE 0.30' SOUTH
CHAIN LINK FENCE ON LINE (APPEARS TO BE MORE THAN 10 YEARS OLD)
FENCE 0.35' EAST
FENCE 0.40' WEST
CENTRE LINE OF FENCE 0.30' NORTH

IMPERIAL NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE WESTERN LIMIT OF NORMAJEAN AVENUE AS SHOWN ON REGISTERED PLAN No M-199 HAVING A BEARING OF N 17°30'10"E

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF MARCH 2001

JUNE 12, 2001
DATE

C. C. ALDWORTH
ONTARIO LAND SURVEYOR

LEGEND:
IRON BARS ☐ DENOTES A SURVEY MONUMENT PLANTED
IRON BARS ■ DENOTES A SURVEY MONUMENT FOUND
DENOTES IRON BAR
DENOTES STANDARD IRON BAR
DENOTES A SHORT STANDARD IRON BAR
DENOTES ROUND
DENOTES A. J. CLARKE O.L.S.
DENOTES S. M. RUSKA O.L.S.
DENOTES MARSHALL, MACKLIN, MONAGHAN LIMITED
DENOTES ORION UNKNOWN
DENOTES PLAN 62R-6341
DENOTES PLAN 62R-7372

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
23 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289

AN OF SURVEY OF
ART OF LOT 8 — CONCESSION 8
OGRAPHIC TOWNSHIP OF BARTON
ITY OF HAMILTON
LE 1" = 20'
G. ALDWORTH O.L.S.

SCHEDULE					
PART	LOT	CONCESSION	TOWNSHIP	P. I. N.	AREA
1	PART OF LOT 8	8	BARTON	ALL OF 17126 - 0041	8730.99 sq. ft.
2					6174.96 sq. ft.

PLAN 62R–
RECEIVED AND DEPOSITED:

DATE — LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JUNE 12, 2001 — MAURIZIO TARLI
DATE

SKETCH
HM1B-02:25

P. I. N. 17126 - 0002

STONE CHURCH ROAD EAST
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8)

ELEANOR AVENUE

PART 11 PLAN 62R - 1936
(N 17°09'30" W PLAN 62R-1936)
N 72°13'50" W MEAS.
P. I. N. 17126 - 0002

PART 10
PLAN 62R - 1936
P. I. N. 17126 - 0040

P. I. N. 17126 - 0190
PART 1 PLAN 62R - 3189
(N 72°09'30" W P.)
(49.07' PLAN 62R-6341 & SET)
49.07' N 72°13'50"W
SIB (found)

RADIUS=40.00'
CHORD=56.37' N 27°21'55" W
ARC=62.53'
(CHORD=56.45' MEAS.)
(N 27°13'50" E)

CENTRE LINE OF FENCE 0.25' EAST

PART 1
PART 1
PLAN 62R - 6341
P. I. N. 17126 - 0041

79.82'
FACED BOARD FENCE MORE THAN 10 YEARS OLD
(N 17°30'10" E P. & SET)
(126.82' P. & SET)
126.82' N 17°30'10" E MEAS.

40.05'
FENCE 0.35' WEST
P. I. N. 17126 - 0042

88.83' N 72°13'50"W

CENTRE LINE OF FENCE 0.80' EAST
SIB (TYP.)

47.00'
DOUBLE FACED BOARD FENCE (APPEARS TO BE MORE THAN 10 YEARS OLD)

PART 2

47.00'
87.05' N 17°30'10" E
(APPEARS TO BE MORE THAN 10 YEARS OLD)
CHAIN LINK FENCE

CHAIN LINK FENCE 0.70' EAST
CHAIN LINK FENCE ON LINE (APPEARS TO BE MORE THAN 10 YEARS OLD)

(APPEARS TO BE MORE THAN 10 YEARS OLD)
DOUBLE FACED BOARD FENCE
CENTRE LINE OF FENCE 0.30' NORTH
FENCE 0.40' WEST
FENCE 0.35' EAST

(1446)
CENTRE LINE OF FENCE 0.30' SOUTH
MEAS. 88.83' N 72°13'50"W
(88.83' N 72°09'30" P.)
(1416)
CHAIN LINK FENCE ON LINE (APPEARS TO BE MORE THAN 10 YEARS OLD)

P. I. N. 17126 - 0042
PART 2
PLAN 62R - 6341

STREET WIDENING ACCORDING TO REGTD. PLAN No M-199

NORMAJEAN AVENUE
(ESTABLISHED ACCORDING TO REGISTERED PLAN No 652)
P. I. N. 17126 - 0043

PART 1
PLAN 62R - 7372
P. I. N. 17126 - 0034

NORTHEAST CORNER OF LOT 5 PLAN M-199

P. I. N. 17126 - 0043
LOT 5
REGISTERED PLAN No M-199
(PLAN M-199 & MEAS.)
N 17°30'10" E

88.10 N 72°13'50" W
(PLAN M-199 & SET)
SIB (TYP.)

LEGEND:

IRON BAR ○	DENOTES A SURVEY MONUMENT PLANTED
IRON BAR ■	DENOTES A SURVEY MONUMENT FOUND
●	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES A SHORT STANDARD IRON BAR
ø	DENOTES ROUND
(TYP.)	DENOTES A. J. CLARKE O.L.S.
(1416)	DENOTES S. W. RUSSICA O.L.S.
(MMM)	DENOTES MARSHALL MACKLIN MONAGHAN LIMITED
(TOU)	DENOTES ORIGIN UNKNOWN
(P)	DENOTES PLAN 62R-6341
(1)	DENOTES PLAN 62R-7372

IPERIAL NOTE:
STANCES SHOWN ON THIS PLAN ARE IN FEET
ID CAN BE CONVERTED TO METRES BY
ULTIPLYING BY 0.3048

ARINGS ARE ASTRONOMIC AND REFERRED TO THE STERN LIMIT OF NORMAJEAN AVENUE AS SHOWN REGISTERED PLAN No M-199 HAVING A BEARING N 17°30'10"E

URVEYOR'S CERTIFICATE:
I CERTIFY THAT:
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
THE SURVEY WAS COMPLETED ON THE 23rd DAY OF MARCH 2001

JUNE 12, 2001
DATE

G. G. ALDWORTH
ONTARIO LAND SURVEYOR

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
Internet email o@ajclarke.com

JOBS \A - TO - F \BARTON \CONCESSION 8 \OTOB \ADD - ON1.DWG

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:28

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 7, 11 and 19B Schedules S-1113, S-1113a and S-1113b

AND IN THE MATTER OF Premises municipally known as 1780 Main Street West, in the City of Hamilton and in an **"A" (Conservation, Open Space, Park and Recreation) and "E" (Multiple Dwellings, Lodges, Clubs, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the agent A.J. Clarke and Associates Ltd. (Barry Clarke) on behalf of the owner Valley Park Main West Developments Ltd., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit balconies on the east and west sides of the nine (9) storey multiple dwelling to encroach 1.5m into the minimum 7.62m building setback notwithstanding that the previous Committee of Adjustment decision A-00:218 permitted balconies on the east and west sides of the building to project 1.0m into the minimum building setback required by Site Specific By-law 89-126.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**4:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

PART 1 OF 4 PARTS
SHEET 1 OF 4 SHEETS

SKETCH
HM/A-02:28

PART 1 PLAN 62R - 13853

LOT 54

PART 3 PLAN 62R - 6418

COLDWATER CREEK

CONCESSION 1

PART 1 PLAN 62R - 15603

PIN 17434-0181

GEOGRAPHIC TOWNSHIP OF ANCASTER

PART 1 PLAN 62R - 13853

PART 8 PLAN 62R - 7929

PART 2 PLAN 62R - 15603

PIN 17434-0387

PART 1 PLAN 62R -

9 STOREY APARTMENT BUILDING

60 CAR PARKING

PART 2 PLAN 62R -

SUBJECT TO EASEMENT AS IN WE 104231

207.66 N 33°24'00"E

DEPOSITED PLAN No 159 WFSC (P-1631-1)

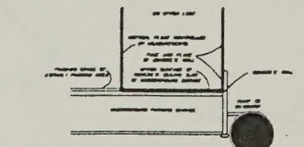
PIN 17433-0165

MAIN STREET WEST

(FORMERLY THE KING'S HIGHWAY No 8)

SHERIDAN LANE

ENLARGEMENT TO ILLUSTRATE UNIT BOUNDARIES
FOR UNITS 6 TO 13 INCLUSIVE ON LEVEL 1 NOT TO SCALE



WENTWORTH STANDARD CONDOMINIUM PLAN No.

LEVEL 1
UNITS 6 TO 13 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WENTWORTH (No.62) AT ___ O'CLOCK ON THE ___ DAY OF _____ 2002

LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

2 THE SURVEY WAS COMPLETED ON THE

3 THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE

JANUARY 2002
DATE

B. J. CLARKE
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS NUMBER

THIS PLAN COMPRISES PART OF PIN 17434-0387

SCHEDULE OF APPURTENANT AND SEVERANT INTERESTS
PURSUANT TO CLAUSE 8(1)(g) AND (h) OF THE CONDOMINIUM ACT 1998

	PART	PLAN	DESCRIBED IN
SUBJECT TO SEVERANT INTERESTS	3	62R-	WE 104231

PARTS 1 AND 2 ARE APPROVED AND PART 3 IS EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT (1998) AND SECTION 50 OF THE PLANNING ACT R.S.O. 1990 BY THE COMMISSIONER OF ENVIRONMENT OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

THIS ___ DAY OF _____ 2002

COMMISSIONER OF ENVIRONMENT
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
AUTHORIZED BY BY-LAW 1993-041

INDEX OF PARTS

PART	SHEETS	DESCRIPTION
1	4	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY AND THE ILLUSTRATION OF THE SEVERANT INTERESTS AND DESCRIPTION OF UNITS ON LEVELS 1 TO 9 AND LEVEL "A"
2	1	PLAN OF SURVEY SHOWING EXTENT AND LOCATION OF EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS ON LEVEL A
3	1	ARCHITECTURAL PLANS
4	2	STRUCTURAL PLANS

PLAN OF SURVEY OF
PART OF LOT 54—CONCESSION 1
GEOGRAPHIC TOWNSHIP OF ANCASTER
CITY OF HAMILTON

SCALE 1 : 400

0 5 10 15 20 metres

B. J. CLARKE O.L.S.

NOTE

THE MONUMENTS DEFINING THE EXTENT AND LOCATION OF THE UNITS ARE THE MONUMENTS, PHYSICAL FEATURES AND PLANES MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

BOUNDARIES ARE LINES TO FOLLOW ROW AND PERPENDICULAR TO THE ABUTTING PROPERTY LINES UNLESS OTHERWISE NOTED

—O— DENOTES A SURVEY MONUMENT PLANTED
—●— DENOTES A SURVEY MONUMENT FOUND
SIB DENOTES A STANDARD IRON BAR
IB DENOTES AN IRON BAR
SIB6 DENOTES A SHORT STANDARD IRON BAR
(812) DENOTES A J. CLARKE O.L.S.
(824) DENOTES A T. SALAMEH O.L.S.
(1213) DENOTES A D. PEARS O.L.S.
PM DENOTES PK NAIL
(P1) DENOTES PLAN 62R-13853

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE NORTHWESTERN LIMIT OF MAIN STREET WEST AS SHOWN ON PLAN 62R-13853 HAVING A BEARING OF N 33°24'E

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS

DATED AT HAMILTON THIS ___ DAY OF JANUARY 2002

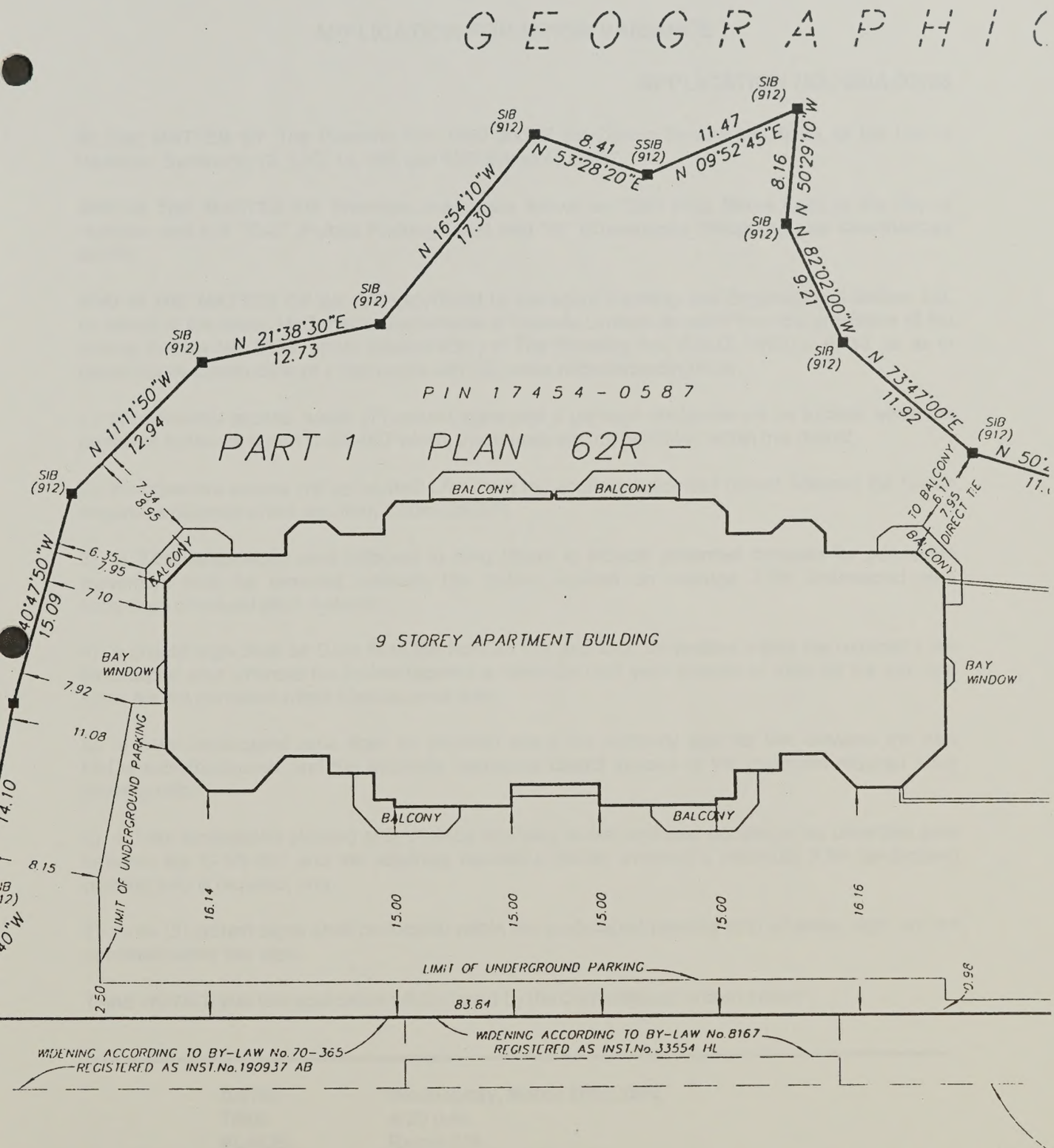
VALLEY PARK MAIN WEST DEVELOPMENTS LTD.

ANDUNG BRAGADHOLD
I HAVE THE AUTHORITY TO BIND THE CORPORATION

A. J. Clarke and Associates Ltd.

SURVEYORS · PLANNERS · ENGINEERS
20 KING STREET WEST, SUITE 300
KITCHENER, ONTARIO, N2G 1A6
TEL. 519-576-4760 FAX 519-576-2650

SKETCH
HM1A-02:28



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:36

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 13, 13C, 14, 18A and 19B Schedule S-907

AND IN THE MATTER OF Premises municipally known as 1268 King Street East, in the City of Hamilton and in a **"G-3" (Public Parking Lots) and "H" (Community Shopping and Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Planning and Engineering Initiatives Ltd. on behalf of the owner McDonalds Restaurants of Canada Limited, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the re-construction of a restaurant with 132 seats notwithstanding that:

1) the drive-thru access, seven (7) ground signs and a garbage enclosure will be located within the portion of the lands zoned G-3/S-907 where these uses are not permitted within this district;

2) the drive-thru access will be located 1.6m from the abutting residential district whereas the by-law requires a distance of not less than 12.0m (39.37');

3) a 2.0m landscaped area adjacent to King Street to include patterned concrete for pedestrian movement shall be provided whereas the by-law requires an average 2.0m landscaped area comprised of natural plant material;

4) a ground sign shall be 0.0m from the front lot line and shall be located within the required 2.0m landscaped area whereas the by-law requires a minimum front yard setback of 3.0m for the sign and signs are not permitted within a landscaped area;

5) a 0.9m landscaped area shall be provided along the northerly side lot line between the new McDonalds Restaurant and the adjoining residential district instead of the minimum required 1.5m planting strip;

6) a 1.6m landscaped planting strip shall be provided at the northeast portion of the drive-thru area between the G-3/S-907 and the adjoining residential district whereas a minimum 3.0m landscaped planting strip is required; and,

7) three (3) ground signs shall be located within the landscaped planting strip whereas signs are not permitted within this area.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**4:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

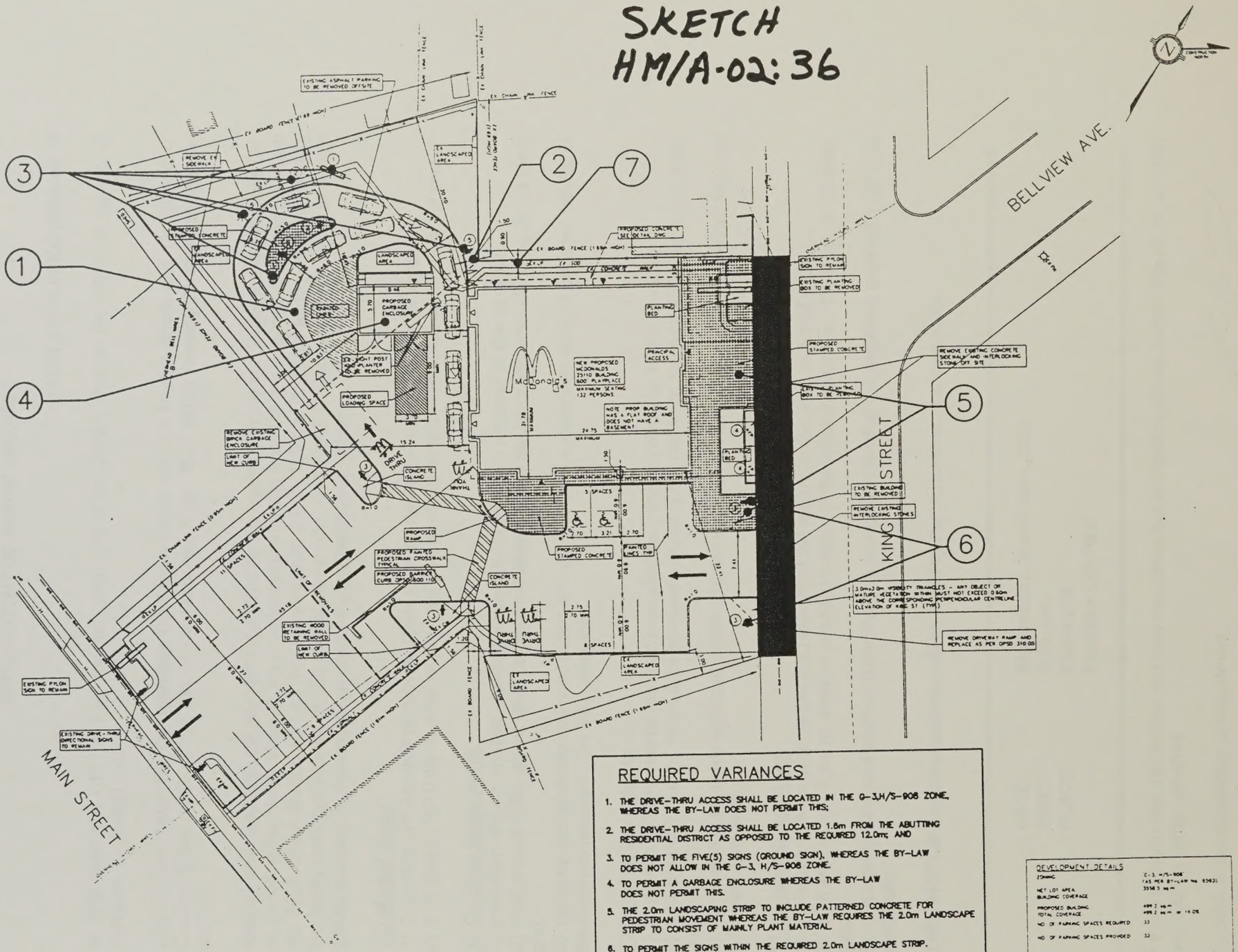
DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:36

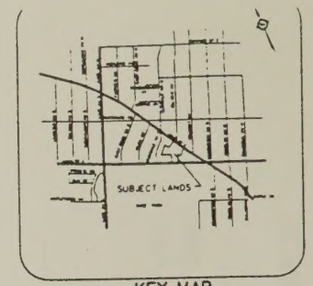


REQUIRED VARIANCES

1. THE DRIVE-THRU ACCESS SHALL BE LOCATED IN THE C-3,H/S-908 ZONE, WHEREAS THE BY-LAW DOES NOT PERMIT THIS;
2. THE DRIVE-THRU ACCESS SHALL BE LOCATED 1.8m FROM THE ABUTTING RESIDENTIAL DISTRICT AS OPPOSED TO THE REQUIRED 12.0m; AND
3. TO PERMIT THE FIVE(5) SIGNS (GROUND SIGN), WHEREAS THE BY-LAW DOES NOT ALLOW IN THE C-3, H/S-908 ZONE.
4. TO PERMIT A GARBAGE ENCLOSURE WHEREAS THE BY-LAW DOES NOT PERMIT THIS.
5. THE 2.0m LANDSCAPING STRIP TO INCLUDE PATTERNED CONCRETE FOR PEDESTRIAN MOVEMENT WHEREAS THE BY-LAW REQUIRES THE 2.0m LANDSCAPE STRIP TO CONSIST OF MAINLY PLANT MATERIAL.
6. TO PERMIT THE SIGNS WITHIN THE REQUIRED 2.0m LANDSCAPE STRIP.
7. TO ALLOW FOR A 0.9m (SOD ONLY) LANDSCAPING STRIP BETWEEN THE RESIDENTIAL DISTRICT AS OPPOSED TO THE 1.5m MINIMUM LAND STRIP.

DEVELOPMENT DETAILS

ZONING	C-3, H/S-908 (AS PER BY-LAW No. 87-63)
NET LOT AREA	3358.5 sq.m
BUILDING COVERAGE	
PROPOSED BUILDING	499.2 sq.m
TOTAL COVERAGE	499.2 sq.m or 14.9%
NO. OF PARKING SPACES REQUIRED	33
NO. OF PARKING SPACES PROVIDED	33
PARKING SPACE (TYPICAL)	2.7m x 6.0m (6m)
LOADING SPACE (TYPICAL)	3.7m x 9.0m x 4.3m (18m)



KEY MAP
N.T.S.

LEGEND

1. PROPOSED 1 PANEL MENU BOARD
2. DOD SPEAKER BOX
3. NEW McDONALD'S DRIVE THRU DIRECTIONAL SIGN (1 @ 0.6m2 PER FACE)
4. EXISTING FLAG POLE
5. YOU PARTED SERVICE PLEASE HAVE MONEY READY SIGN
6. PRE-SELL BOARD

PROPOSED BARRIER CURB
DIRECTION OF DRIVE THRU
PROPOSED WHEELCHAIR RAMP SEE DETAIL ON DWG. 2
HANDICAPPED PARKING SPACE
PROPOSED STAMPED CONCRETE
PROPOSED INTERLOCKING PAVERS
PROPOSED DRIVE THRU WINDOW
PROPOSED BUILDING ENTRANCE
DIRECTION OF TRAFFIC
EXISTING FIRE HYDRANT

NO	DATE	BY	REVISIONS
1	NOV./01	LC	ISSUED FOR SITE PLAN APPROVAL

DESIGN	SMP	CHK'D	WTJ	DATE: NOVEMBER 2001
DRAWN	SMP	CHK'D	WTJ	

NOTE:
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION BY PLANNING & ENGINEERING INITIATIVES LTD AND STAMPED BY AN ENGINEER

SCALE
HORIZ 1:200

APPROVALS

APPROVED ---------- DATE

PLANNING & ENGINEERING INITIATIVES LTD.

CITY OF HAMILTON
DA-01-__

McDonald's
1268 King Street

MINOR VARIANCE SKETCH

Drawing No. HP 802 | Sheet No. MV-1

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:35

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 11C

AND IN THE MATTER OF Premises municipally known as 129 Market Street and 13, 15 and 17 Caroline Street North, in the City of Hamilton and in an **"E-3" (High Density Multiple Dwellings)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Planning and Engineering Initiatives Ltd. on behalf of the owner Vincent Jim Scornaienchi, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the existing two family dwellings located at 129 Market Street and 13, 15 and 17 Caroline Street North to remain and be maintained upon the newly created lots notwithstanding that:

129 Market Street
1) a lot width of 6.3m shall be provided instead of the minimum required 15.0m lot width;
2) a lot area of 150.0 sq. m. shall be provided instead of the minimum required 450.0 sq. m. lot area.

13 Caroline Street North
1) a lot width of 6.4m shall be provided instead of the minimum required 15.0m lot width;
2) a lot area of 129.0 sq. m. shall be provided instead of the minimum required 450.0 sq. m. lot area; and,
3) northerly and southerly side yard widths of 0.0m and 0.5m respectively shall be provided instead of the minimum required 1.5m side yard width.

15 Caroline Street North
1) a lot width of 5.2m shall be provided instead of the minimum required 15.0m lot width;
2) a lot area of 125.0 sq. m. shall be provided instead of the minimum required 450.0 sq. m. lot area; and,
3) northerly and southerly side yard widths of 0.0m shall be provided instead of the minimum required 1.5m side yard width.

17 Caroline Street North
1) a lot width of 8.0m shall be provided instead of the minimum required 15.0m lot width;
2) a lot area of 157.0 sq. m. shall be provided instead of the minimum required 450.0 sq. m. lot area; and,
3) a southerly side yard width of 0.0m shall be provided instead of the minimum required 1.5m side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**4:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

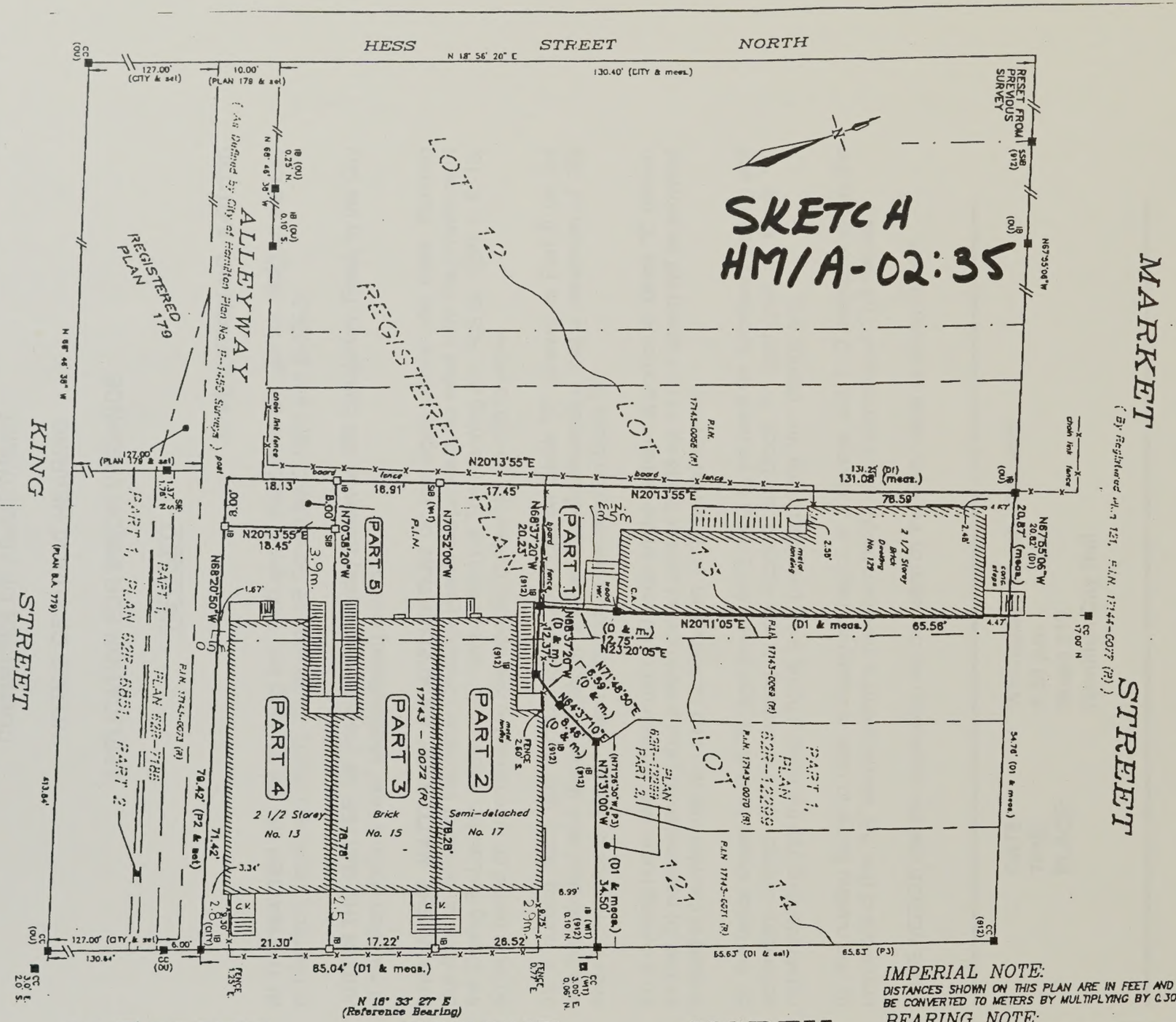
By order of the Committee of Adjustment,

DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

DATE: MAY 16, 2001

G. V. CONSOLI, O.L.S.

PLAN 62R-15863

RECEIVED AND DEPOSITED

DATE: 2001-05-18

C. JOHNSON ADLR

LAND REGISTRAR FOR THE REGISTRY DIVISION OF WENTWORTH (No. 62)

SCHEDULE

PART	LOCATION	P.I.N.	AREA
1	PART OF LOTS 13 AND 14, REGISTERED PLAN 121	17143-0072 (R)	0.038 Ac.
2			0.039 Ac.
3			0.031 Ac.
4			0.032 Ac.
5			0.003 Ac.

PLAN OF SURVEY OF PART OF LOTS 13 AND 14 REGISTERED PLAN 121 (PETER HESS SURVEY) IN THE CITY OF HAMILTON

-7.5 0 15 30

SCALE 1" = 15'

GUIDO V. CONSOLI O.L.S.
ONTARIO LAND SURVEYOR

LEGEND:

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
CC	DENOTES CUT CROSS
(824)	DENOTES A.T. McLAREN, O.L.S.
(912)	DENOTES A.J. CLARKE, O.L.S.
(1213)	DENOTES J.D. PETERS, O.L.S.
P1	DENOTES REGISTERED PLAN B.A. 777
P2	DENOTES CITY OF HAMILTON PLAN P-1450 SURVEYS
P3	DENOTES DEPOSITED PLAN 62R-12299
D1	DENOTES INSTRUMENT No. WH235473
C.A.	DENOTES CUT ARROW

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 16, 2001.

MAY 16, 2001
DATE

GUIDO V. CONSOLI
ONTARIO LAND SURVEYOR

IMPERIAL NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF CAROLINE STREET NORTH, AS SHOWN ON PLAN B.A. 777 HAVING A BEARING OF N 18° 33' 27" E

GUIDO V. CONSOLI O.L.S.
ONTARIO LAND SURVEYORS
1441 ONTARIO STREET, BURLINGTON, ONTARIO, L7S 1G5
PHONE(905)-333-5523 FAX(905)-333-3859
e-mail: gvcols@onaibn.com

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

REVISED

APPLICATION NO. A-01:195

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 7A.(1), 7A.(4) and 19B Schedules S-1363 and S-1363c

AND IN THE MATTER OF Premises municipally known as 555 Sanatorium Road, in the City of Hamilton and in a **"AA" (Agricultural)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Johns and Khes Planning Solutions on behalf of the owner Chedoke Health Corporation, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit an amendment to Site Specific By-law No. 00-198 to allow:

1) a nursing home with a maximum of 210 beds on Block "1" (shown as Part A on the attached sketch) and Block "2" (shown as Part C) notwithstanding that a maximum of 180 beds is permitted on Block "1" and 120 beds is permitted on Block "2";

2) a nursing home with a maximum of 90 beds on the remaining portion of Block "2" (shown as Part D) notwithstanding that a minimum lot area of 9,308 sq. m (2.3 acres) will be provided instead of the minimum required 12,000 sq. m. (2.97 acres) lot area;

3) the lands shown as Part "B" and zoned AA/S-1363 to be used for accessory parking and secondary access for the nursing home located on Block "1" and part of Block "2" notwithstanding that the nursing home is not permitted in the "AA" district; and,

4) the nursing home to have a maximum height of 3 storeys and 11.0 metres whereas the provisions of the "AA" district permit a maximum height of 2½ storeys and 11.0 metres.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 20th, 2002**
TIME:	**4:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 5th, 2002

Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
A-01:195

PART A: LANDS SUBJECT TO ORIGINAL CONSENT APPLICATION B-00:72 (BLOCK 1 OF BY-LAW NO. 00-198).
PART B: ADDITIONAL LANDS ACQUIRED TO OBTAIN ACCESS TO CHEDMAC DRIVE (NO DEVELOPMENT PERMITTED ON THESE LANDS - ONLY ACCESS DRIVEWAY AND HOSPITAL PARKING).
PART C: ADDITIONAL LANDS REQUIRED FOR PHASE 1 NURSING HOME (PART C & PART D = BLOCK 2 OF BY-LAW NO. 00-198).
PART D: REMAINING LANDS ZONED FOR PHASE 2 OF NURSING HOME (AND PART OF LANDS TO BE RETAINED BY CHEDOKE HEALTH CORPORATION).
PART E: LANDS TO BE RETAINED BY CHEDOKE HEALTH CORPORATION.

FIGURE 1

ST. PETER'S NURSING HOME

SCALE 1:4000

AUGUST 2001

HW-H-135
HW-H-73-18

FIG-1-AUG2001.DWG

URBAN MUNICIPAL

CA4 ON HBL G04
N53
2002

THE New! CITY OF HAMILTON

URBAN MUNICIPAL

MAR 19 2002

GOVERNMENT DOCUMENTS

AGENDA
COMMITTEE OF ADJUSTMENT (Rural)

****

Date: Wednesday, March 27th, 2002
Time: 1:30 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
2:00 p.m.	FL/A-02:34	1092 Highway No. 6 (Flamborough)	Agent Jim Woods Owner Pioneer Petroleums
2:15 p.m.	FL/B-02:16	Lands immediately west of 749 Old Highway #8 (Flamborough	Agent Kevin James Owner Kev-Art Contracting Ltd.
2:30 p.m.	FL/B-02:17	237 4th Concession Road West (Flamborough)	Agents D. & B. Lammers Owner Estate of Phyllis Tolkamp
2:45 p.m.	FL/B-02:18	923 Highway No. 8 (Flamborough)	Agent C. Ray Smith Owner R. & E. Burgess
3:00 p.m.	FL/B-02:19	1118 Westover Road (Flamborough)	Owners Gary and Corinne Aikema
3:00 p.m.	FL/B-02:20	1118 Westover Road (Flamborough)	Owners Gary and Corinne Aikema
3:00 p.m.	FL/B-02:21	1118 Westover Road (Flamborough)	Owners Gary and Corinne Aikema
3:00 p.m.	FL/B-02:22	1118 Westover Road (Flamborough)	Owners Gary and Corinne Aikema
3:00 p.m.	FL/B-02:23	1118 Westover Road (Flamborough)	Owners Gary and Corinne Aikema
3:00 p.m.	FL/B-02:24	1118 Westover Road (Flamborough)	Owners Gary and Corinne Aikema
		RESCHEDULED APPLICATIONS	
3:15 p.m.	A-11-01 (AMENDED)	1303 Shaver Road (Ancaster)	Agent Ed Fothergill Owner Fredrick E. Parr

CLOSED

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. FL/A-02:34

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough).

AND IN THE MATTER OF Premises known as Municipal number 1092 Highway No. 6, formerly in the Town of (East) Flamborough, now in the City of Hamilton and in a **"CM, M3 and M3(H)" (Conservation Management and Rural Industrial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Jim Woods on behalf of the owner Pioneer Petroleums, for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the reconstruction of the existing legally established non-conforming gas bar notwithstanding that:

1) the reconstruction shall increase the area, height, volume and location of the legally established non-conforming gas bar;

2) the canopy shall be at least 3.0m from the front lot line instead of the minimum required 7.5m; and,

3) the 3.0m required planting strip shall not be provided across the front lot line adjacent to the street.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, March 27th, 2002**
TIME:	**2:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4221 or (905) 546-4144.

By order of the Committee of Adjustment,

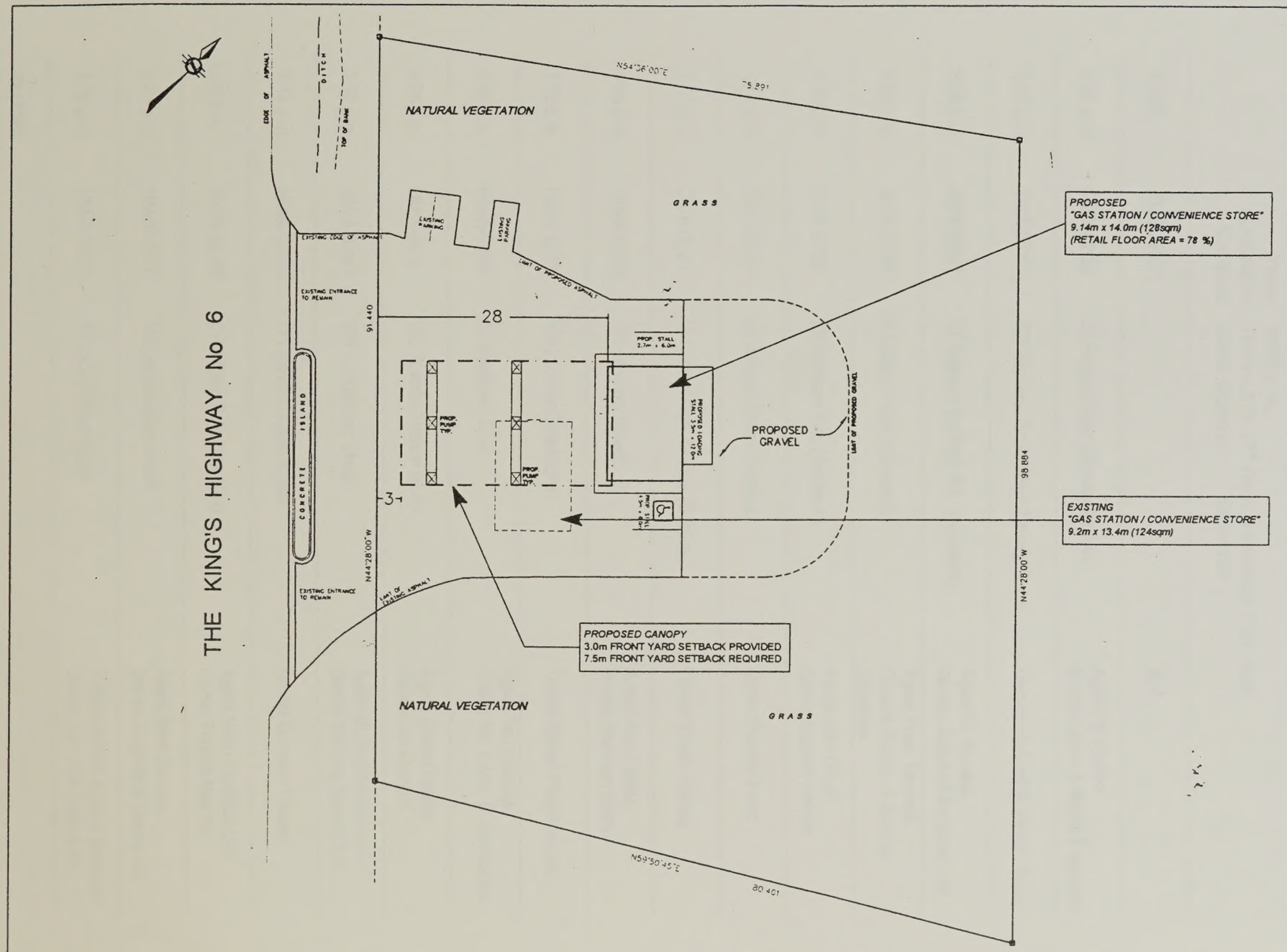
DATED: March 12th, 2002

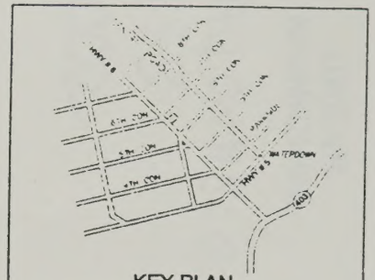
M. Migrano

for Carol Connor,
Secretary-Treasurer

Note: Copies of the decision of the Committee are required to be sent only to those persons who appear or are represented at the hearing and file a written request for notice of the decision. See Section 45(10) of The Planning Act, 1990.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.





MINOR VARIANCE APPLICATION

PIONEER PETROLEUMS - SITE # 194

1092 HIGHWAY No. 6
LOT 13, CONCESSION 6
CITY OF HAMILTON
(FORMER TOWN OF FLAMBOROUGH)

SKETCH
FL/A 02:34

EXISTING TOPOGRAPHIC INFORMATION AS SHOWN ON THIS DRAWING IS AS PER SURVEY PROVIDED BY A.T. McLAREN LIMITED DATED SEPT. 17, 1999.

No.	DESCRIPTION	DATE	BY
	ISSUED FOR MINOR VARIANCE APPLICATION	FEB. 15/02	J.W.

5360 SOUTH SERVICE ROAD,
BURLINGTON, ONTARIO L7L 5L1
TEL: (905) 639-2066
FAX: (605) 639-2490

DATE: FEBRUARY 14, 2002
DRAWN : J.P
CHECKED : J.W
SCALE: 1:500
DWG FILE - H:\DRAWINGS\194\REBUILD\194_SITE_FEB02.DWG
DWG No. MV-1

URBAN MUNICIPAL

CA4 ON HBL G04
N53
2002

THE CITY OF HAMILTON

URBAN MUNICIPAL
APR 4 2002
GOVERNMENT DOCUMENTS

AGENDA
COMMITTEE OF ADJUSTMENT (URBAN)

****

Date: Wednesday, April 10th, 2002
Time: 3:00 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
3:15 p.m.	**SC/B-02:28**	**22 Falcon Road (Stoney Creek)**	**Agent N. Zaffiro Owner Louis & Mario Franciosa**
3:20 p.m.	SC/A-02:48	239 Highland Road West (Stoney Creek)	Owners Richard & Marilyn Sudol
3:25 p.m.	**AN/B-02:27**	**71 Sulphur Springs Rd. (Ancaster)**	**Agent H. Strobel Owner Gates of Ancaster Ltd.**
3:30 p.m.	AN/A-02:43	8 Katsura Place (Ancaster)	Agent Peter Tancredi Owners Roman & Bozena Jaeschke
3:35 p.m.	AN/A-02:52	20 Holkham Ave. (Ancaster)	Agent John Chun Owner Scarlett Homes
3:40 p.m.	DN/A-02:45	26 Baldwin Street (Dundas)	Owner Patricia Peetz
3:45 p.m.	DN/A-02:51	18 Central Park Avenue (Dundas)	Owner Valerie Haines
3:50 p.m.	**HM/B-02:26**	**118 Hillyard Street**	**Agent Nand Sihra Owner Parkash Sihra**
3:55 p.m.	HM/A-02:39	1551 Barton Street East	Owner Rosart Properties Inc.
4:00 p.m.	HM/A-02:40	74 Westlawn Drive	Agent Terry Bobiak Owner Mr. & Mrs. E. Cambridge
4:05 p.m.	HM/A-02:41	105 Tuxedo Avenue North	Agent Shellie Pouliot Owner Joe Correia
4:10 p.m.	HM/A-02:42	370 Concession Street	Agent B. Scott Henderson Owner Soft Net Service Ltd.
4:15 p.m.	HM/A-02:44	171 London Street South	Owner Domenic Galanti
4:20 p.m.	HM/A-02:46	1119 Fennell Avenue East	Agent Neon Products Ltd. Owner Fennell Mall Inc.
4:25 p.m.	HM/A-02:47	155 James Street North	Agent Mark Scholes Owner Augusta & James Ltd.
4:30 p.m.	HM/A-02:49	87 Locke Street South	Agents Robert & Carol Bernacci Owner 1071734 Ontario Inc.

CLOSED

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. SC/B-02:28

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 22 Falcon Road, and bieng composed of Part of lot 3, Broken Front Concession, formerly in the City of (Saltfleet) Stoney Creek, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Nicholas J. Zaffiro on behalf of the owners Louis Franciosa and Mario Franciosa, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of an irregular shaped parcel of land having an area of 4,517.8 sq. m. containing an existing dwelling for residential purposes, and to retain a parcel of land, also irregula in shape, and having an area of approximately 8 hectares for residential subdivision purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 26th, 2002

M. Migrano

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

LARK VISTA ESTATES
STONEY CREEK, ONTARIO

BEING PART OF LOT 3,
BROKEN FRONT CONCESSION,
GEOGRAPHIC TOWNSHIP OF SALTFLEET,
NOW IN THE CITY OF STONEY CREEK,
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH
REQUIREMENTS OF THE PLANNING ACT,
1983 SECTION 50 (2).

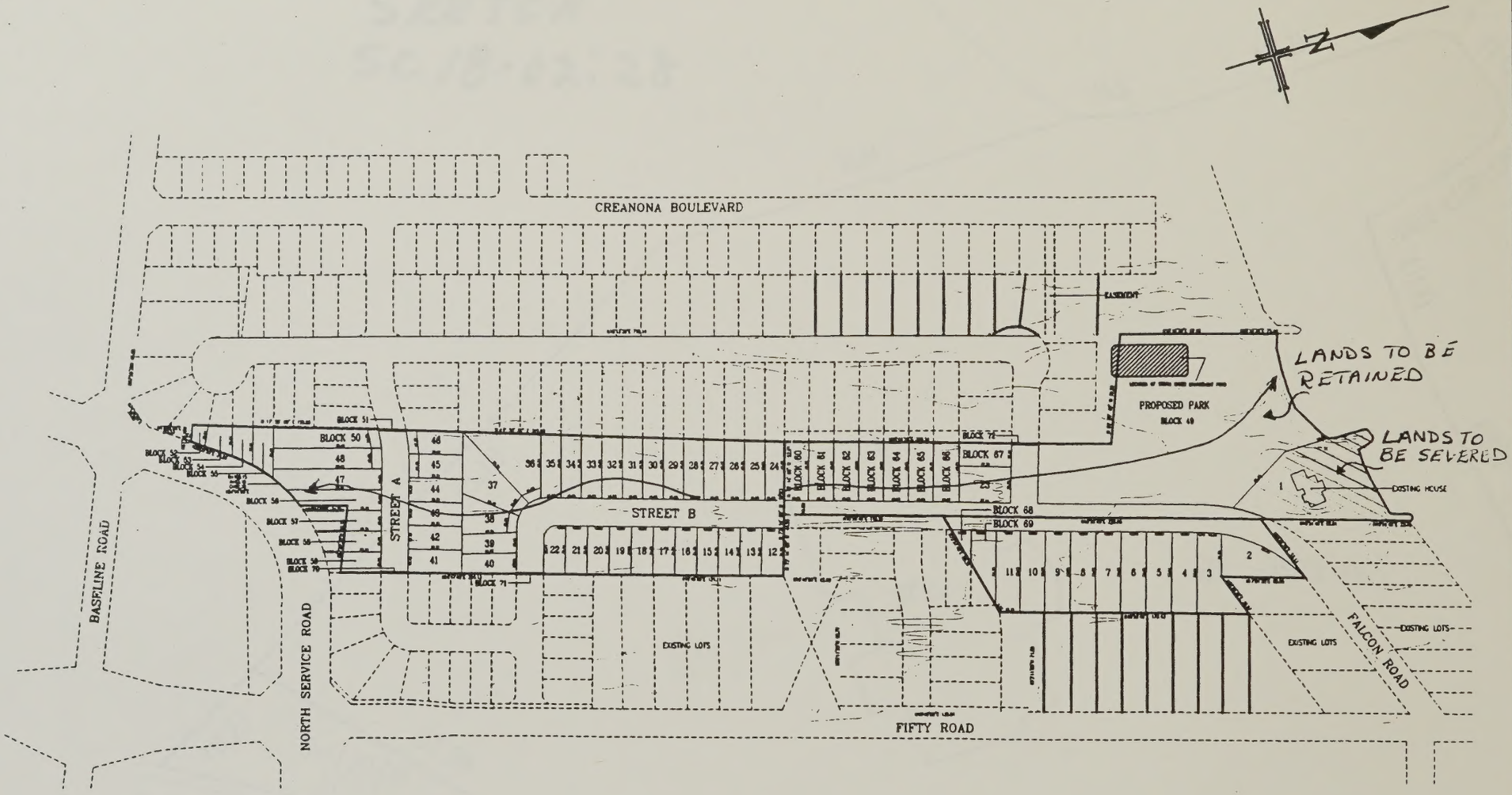
(a) SEE PLAN	(g) SEE PLAN
(b) SEE PLAN	(h) MUNICIPAL WATER
(c) SEE KEY MAP	(i) SILTY CLAY
(d) SEE LAND USE SCHEDULE	(j) SEE PLAN
(e) SEE PLAN	(k) FULL SERVICES
(f) SEE PLAN	(l) SEE PLAN

NOTE

THIS IS A DRAFT PLAN ONLY AND IS SUBJECTED TO REVISION AND AMENDMENT.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.3048



LAND USE SCHEDULE

USE	No. OF LOTS	AREA (HECTARES)	% OF TOTAL AREA
EXIST SINGLE FAMILY RESIDENTIAL	1	0.48	5
PROP SINGLE FAMILY RESIDENTIAL	2 - 48	3.72	46
PARK	49	1.75	20
BLOCKS	50 - 72	1.16	14
ROADS		1.35	15
TOTALS		8.46	100

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE UNDEI ENGINEERING LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE

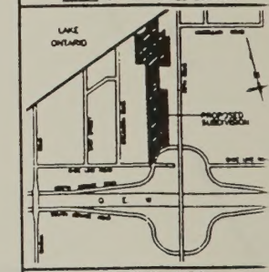
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY SHOWN.

DATE

No.	REVISION	DATE

NOTE - DO NOT SCALE DRAWING



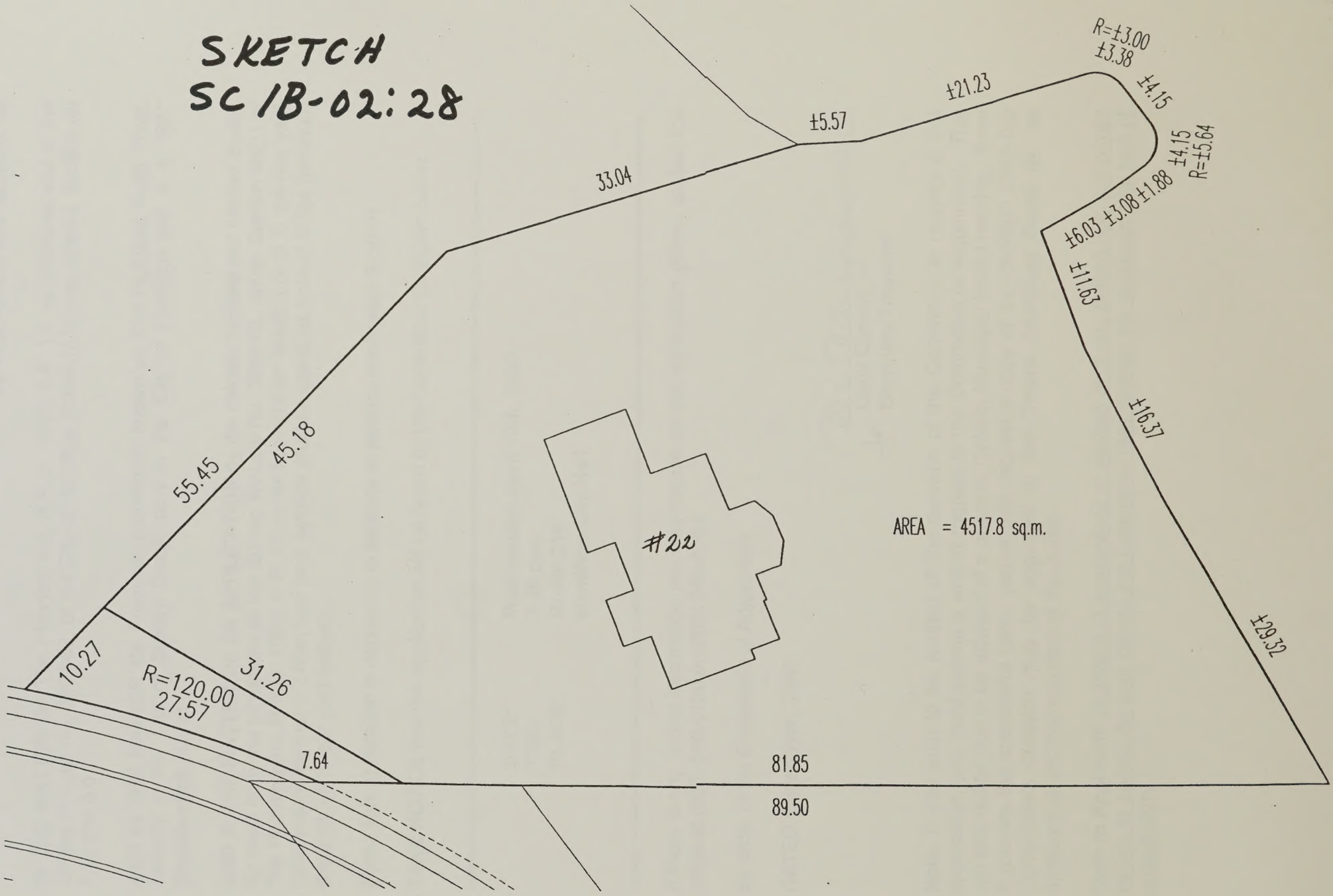
KEY PLAN : N.T.S.

UNDEI ENGINEERING LIMITED
PROFESSIONAL ENGINEERS
161 REBECCA STREET
HAMILTON, ONTARIO
L8R - 1B9

SCALE 1:1300 1/13	PROJECT No 93-586	DRAWING No. 1 OF
DRAWN BY A.S	DATE NOV. 06. 1997	
CHECKED BY A.C	FILE NAME LV-000-OPT.dwg	

SKETCH
SC/B-02:28

SKETCH
SC 1B-02:28



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:48

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 4.19 and 6.6

AND IN THE MATTER OF Premises municipally known as 239 Highland Road West, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"R1" (Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Richard and Marilyn Sudol, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit an existing deck in the rear yard notwithstanding that a 2.65m rear yard setback shall be provided instead of the minimum required 3.5m rear yard setback.

Note: This application is necessary to facilitate severance application S-30-01.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 26th, 2002

D. Migliano
for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

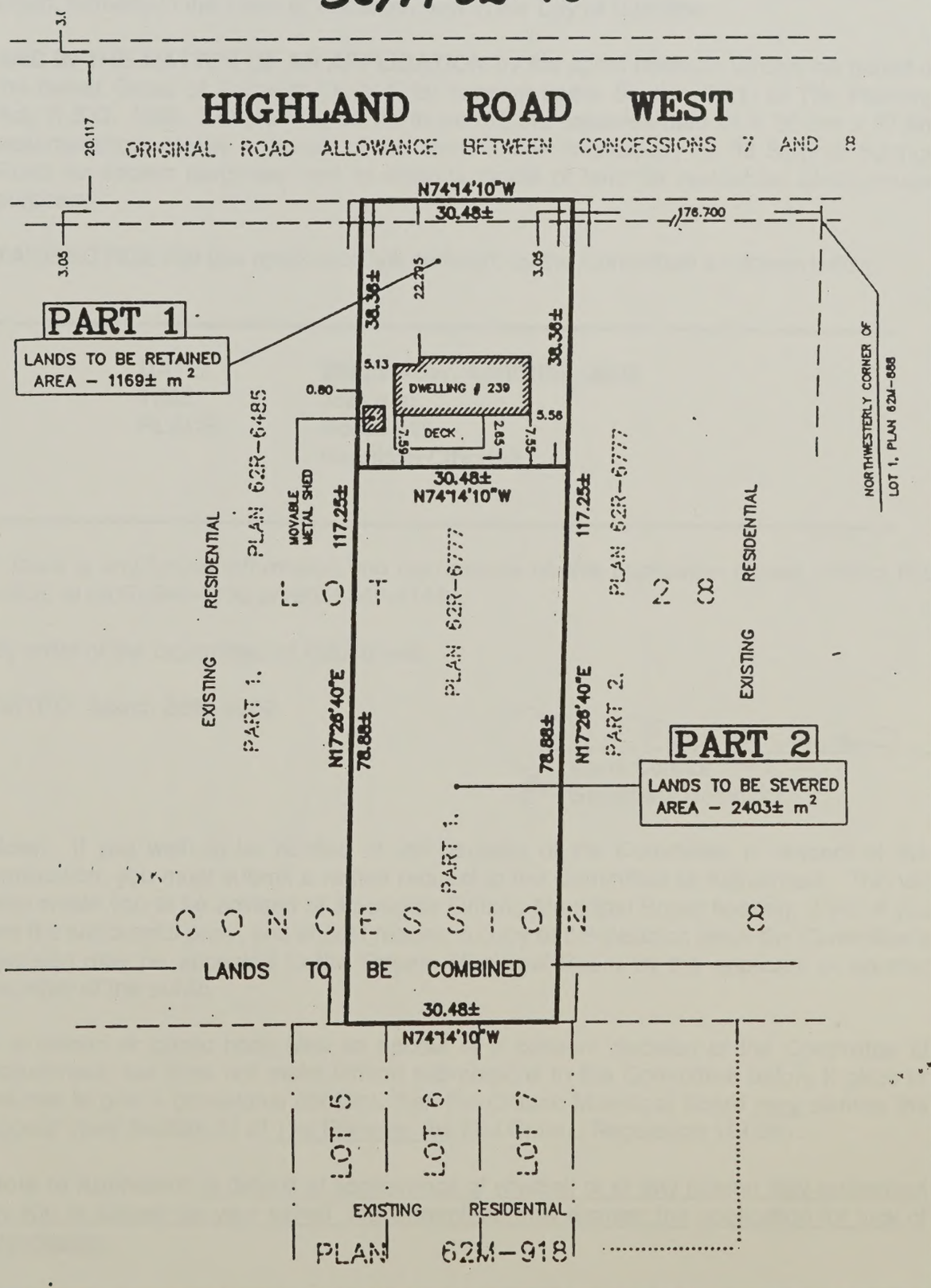
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

PLAN SHOWING
PART OF LOT 28, CON. 8
239 Highland Road West, 251800385037700
FORMERLY TOWNSHIP OF (SALTFLEET)
CITY OF STONEY CREEK
NOW IN THE
CITY OF HAMILTON

SKETCH
SC/A-02:48



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. AN/B-02:27

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 71 Sulphur Springs Road, formerly in the Town of Ancaster, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Helmuth Strobel on behalf of the owner Gates of Ancaster Limited, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the establishment of a 20.3m x 17.9m easement/right-of-way in favour of the lands known municipally as 63 Sulphur Springs Road for access purposes, and to retain a parcel of land for residential condominium purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**3:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 26th, 2002

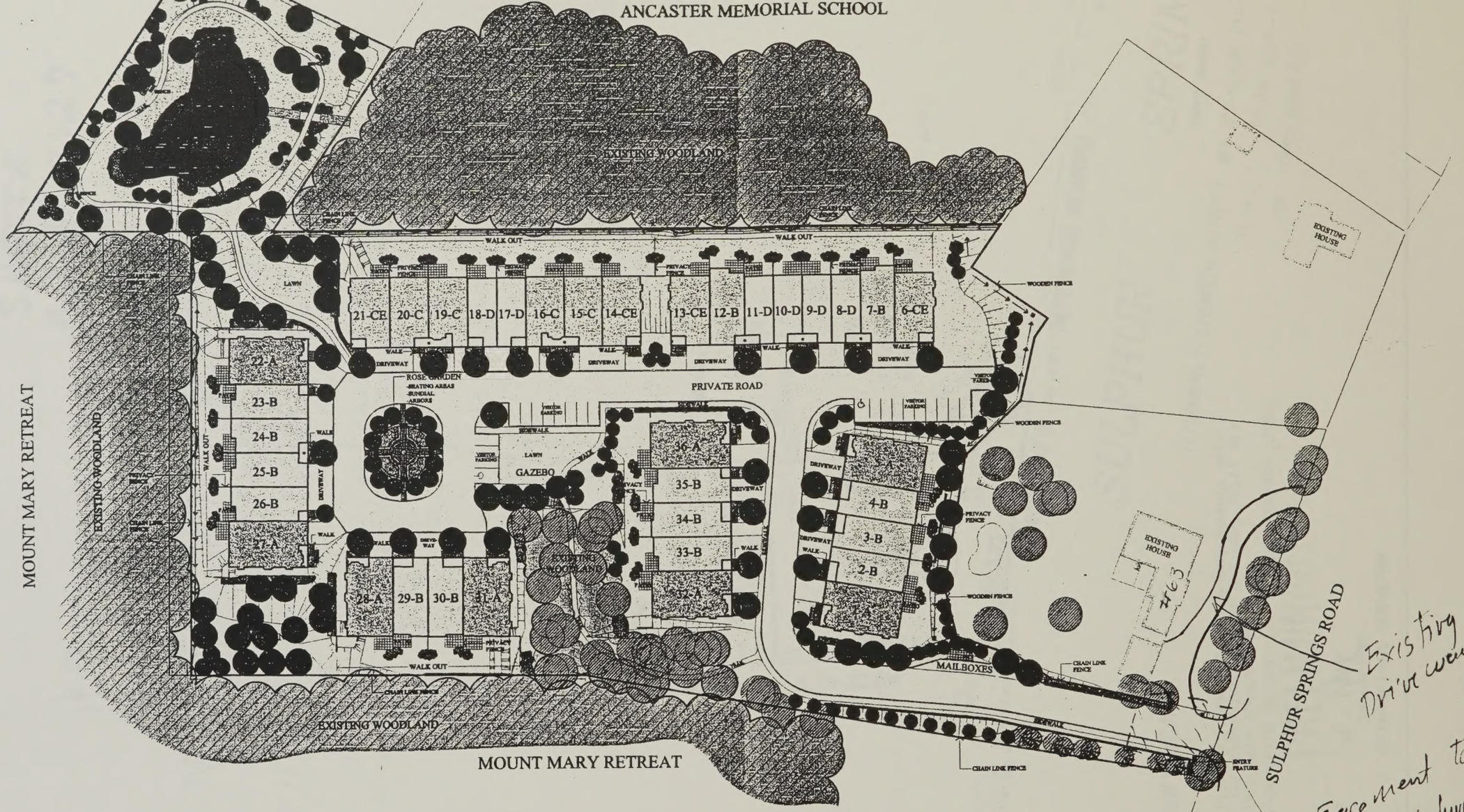
M. Migrano

for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



Existing Driveway

Easement to access Sulphur Springs Rd from west end of P.W.

THE TOWN MANORS OF SULPHUR SPRINGS ANCASTER , ONTARIO

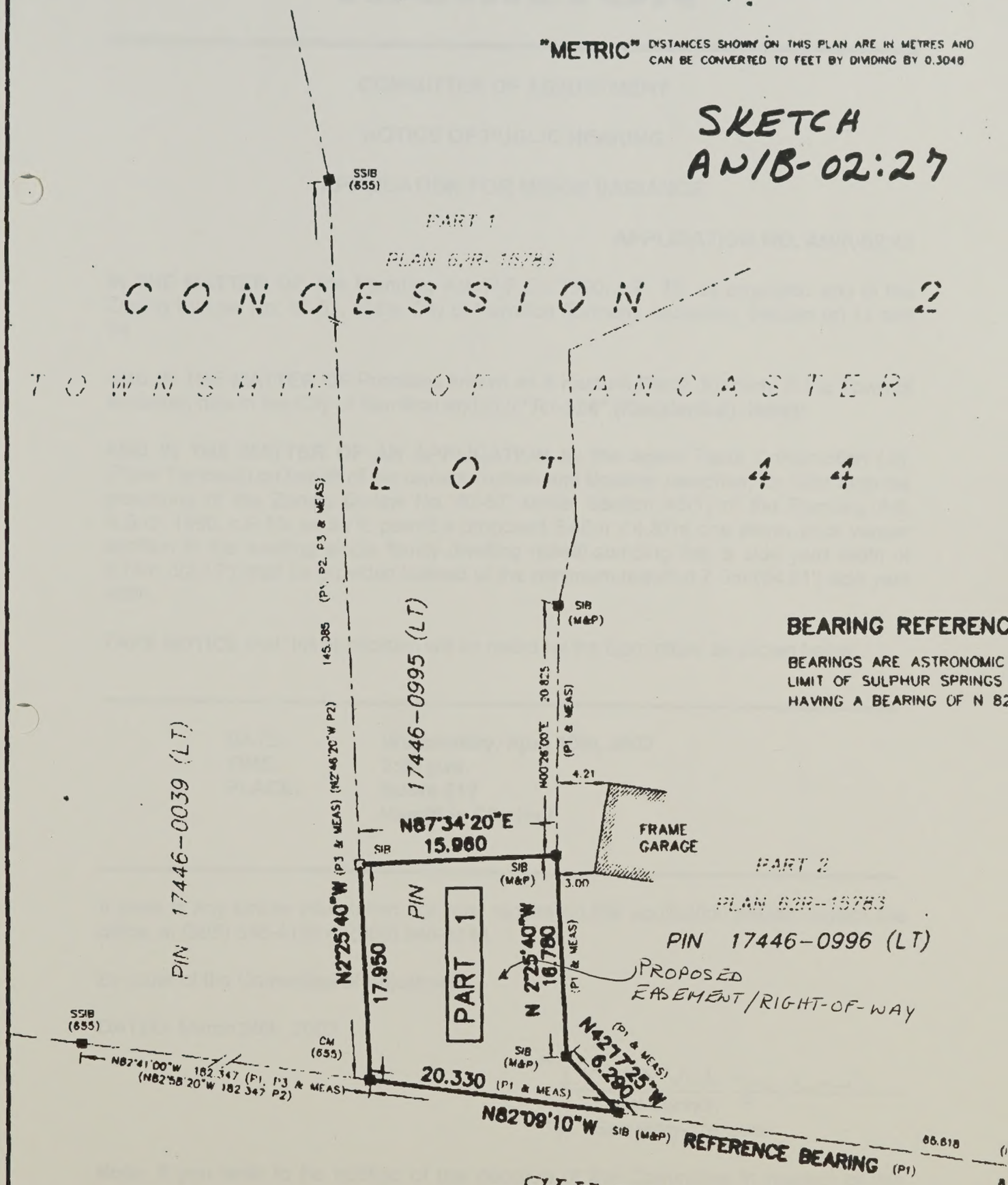
SKETCH
AN/B-02:27

0 10 25 50
N.T.S.

ARTIST CONCEPT - Actual plan may vary.

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SKETCH
ANIB-02:27



BEARING REFERENC

BEARINGS ARE ASTRONOMIC
LIMIT OF SULPHUR SPRINGS
HAVING A BEARING OF N 82

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE *SURVEYS ACT*, THE *SURVEYORS ACT* AND THE *LAND TITLES ACT* AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF FEBRUARY, 2002

PRELIMINARY

FEBRUARY , 2002
DATE

D. Page
DASHA PAGE
ONTARIO LAND SURVEYOR

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:43

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Section (s) 11 and 34

AND IN THE MATTER OF Premises known as 8 Katsura Place, formerly in the Town of Ancaster, now in the City of Hamilton and in a **"R1-124" (Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Tandi Construction Ltd. (Peter Tancredi) on behalf of the owners Roman and Bozena Jaeschke, for relief from the provisions of the Zoning By-law No. 87-57, under Section 45(1) of the Planning Act, R.S.O. 1990, c.P.13, so as to permit a proposed 5.48m x 4.87m one storey brick veneer addition to the existing single family dwelling notwithstanding that a side yard width of 6.74m (22.12') shall be provided instead of the minimum required 7.5m (24.61') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**3:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 26th, 2002

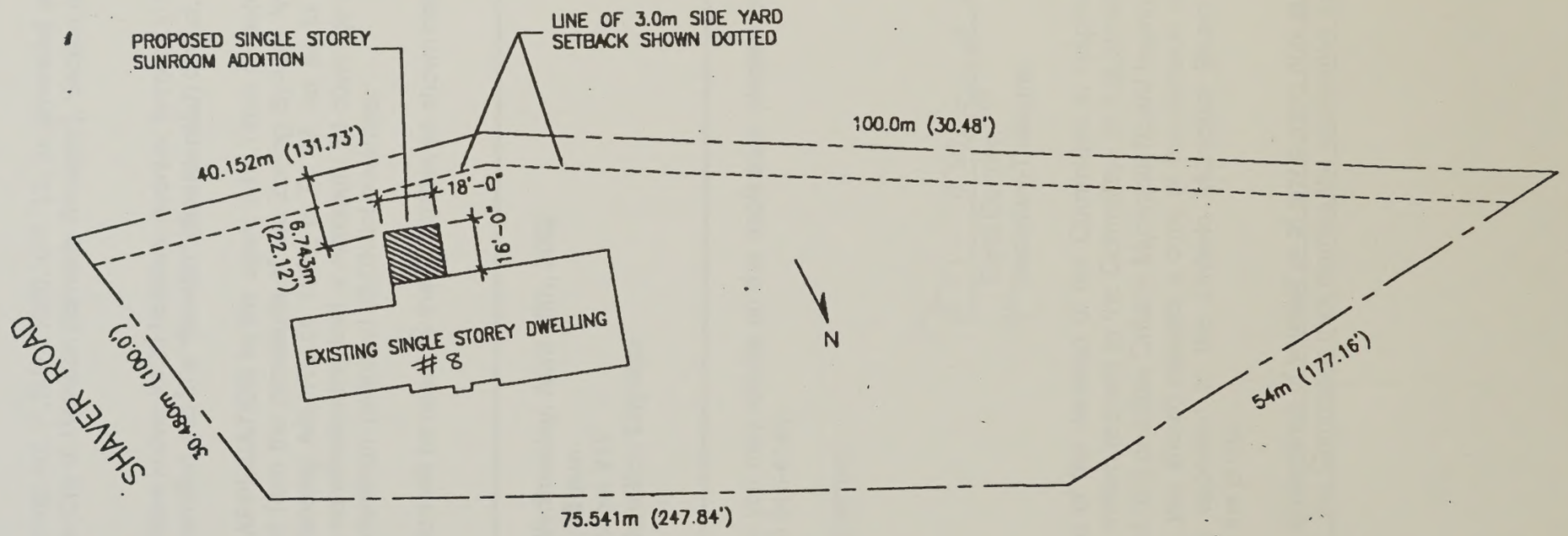
M. Mizzard

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
AN/A-02:43



KATSURA PLACE

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:52

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Section (s) 12 and 33

AND IN THE MATTER OF Premises known as 20 Holkham Avenue, formerly in the Town of Ancaster, now in the City of Hamilton and in a **"R4-450" (Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent John Chun on behalf of the owner Scarlett Homes, for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed single family dwelling notwithstanding that a maximum lot coverage of 36.6% shall be provided instead of the maximum permitted 35.0% lot coverage.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 26th, 2002

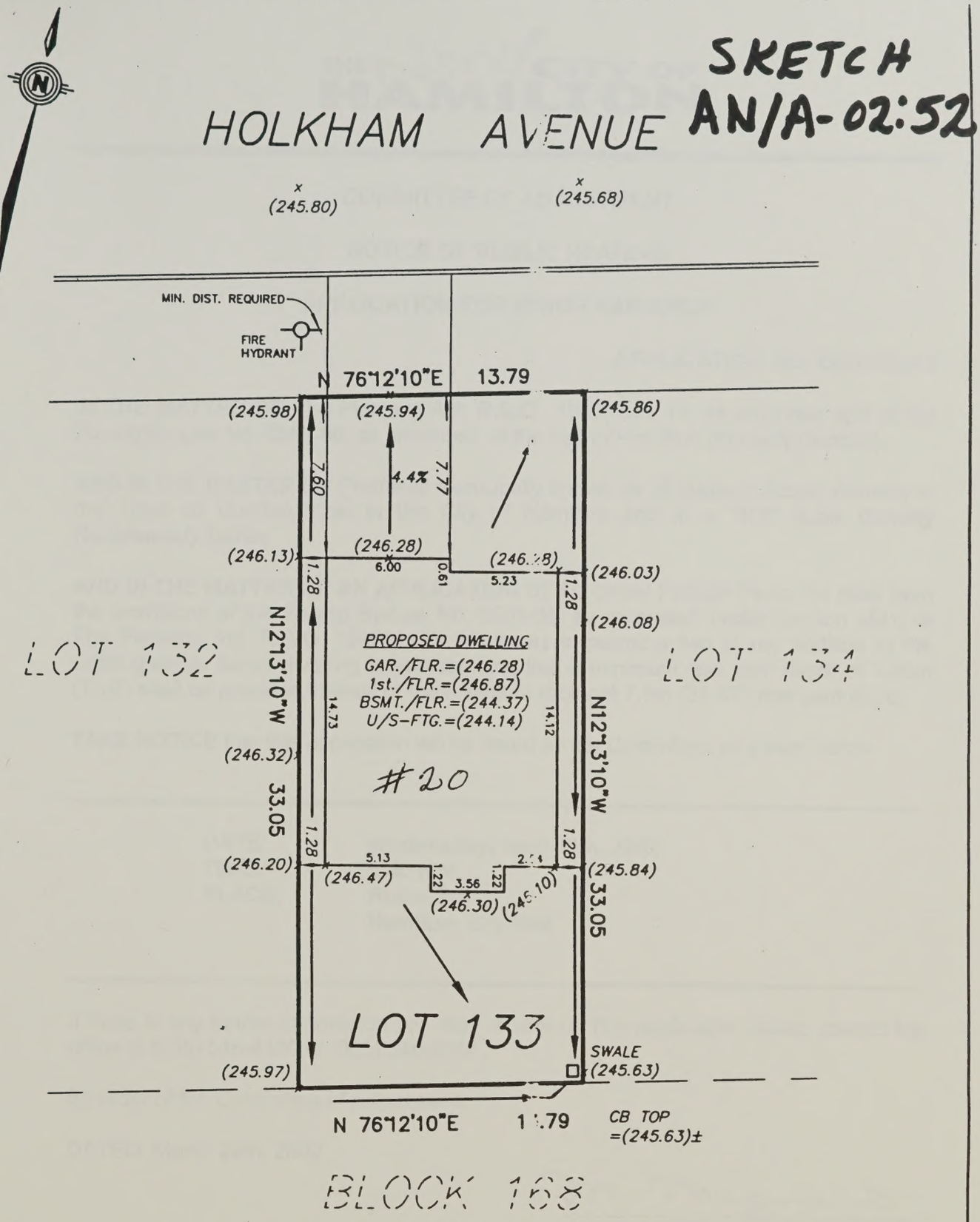
M. Migliazza

for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
AN/A-02:52



LOT AREA = 455.43 sq. m.
FOOTPRINT AREA = 166.57 sq. m.
LOT COVERAGE = 36.6%

ASSUMING 2.50m. FROM 1st./FLR. TO BSMT./FLR..

SCARLETT HOMES

LEGEND:
x 100.00 -EXIST. ELEV.
x(100.00) -PROP. ELEV.

BENCH MARK:

ASHENHURST NOUWENS LIMITED
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
315 YORK BOULEVARD, SUITE 201, HAMILTON, ONTARIO L8R 3K5
TELEPHONE: (905) 529-6316
(905) 529-4314
FAX: (905) 529-6651
e-mail: anl@AshenhurstNouwens.com

PLAN SHOWING
PROPOSED DWELLING
ON
LOT 133
THE MEADOWLANDS, PH. 5
REGISTERED PLAN No. 62M-
IN THE FORMER
TOWN OF ANCASTER
NOW IN THE
CITY OF HAMILTON

March 4/02
DATE

J.P. NOUWENS
Ontario Land Surveyor

SCALE: 1 : 250

FILE No. 21029133

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. DN/A-02:45

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3581-86, as amended, of the City of Hamilton (formerly Dundas).

AND IN THE MATTER OF Premises municipally known as 26 Baldwin Street, formerly in the Town of Dundas, now in the City of Hamilton and in a **"R3" (Low Density Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Patricia Peetz, for relief from the provisions of the Zoning By-Law No. 3581-86, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a two storey addition to the existing single family dwelling notwithstanding that a minimum rear yard depth of 3.96m (13.0') shall be provided instead of the minimum required 7.5m (24.61') rear yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**3:40 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

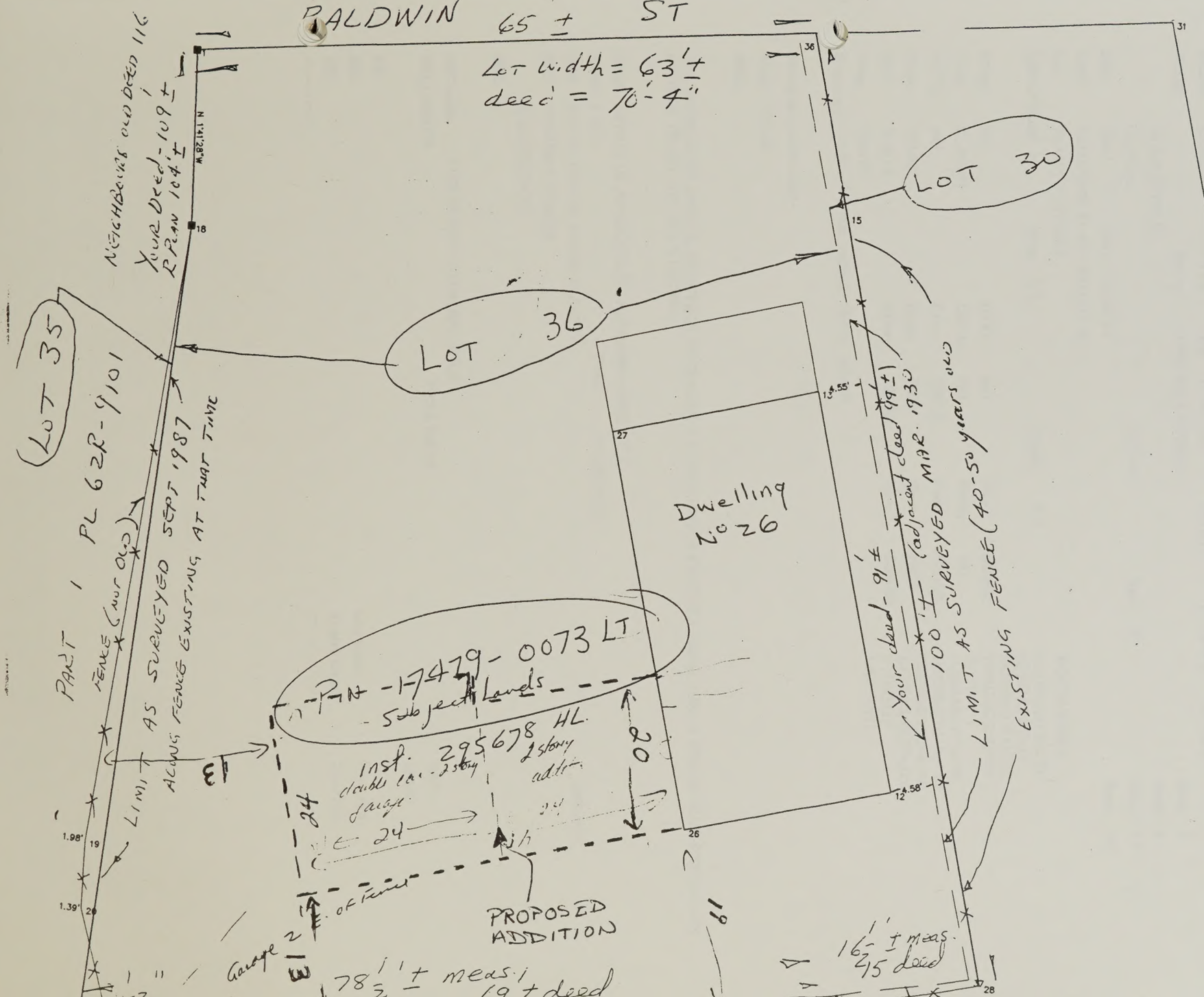
DATED: March 26th, 2002

M. Migrano

for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

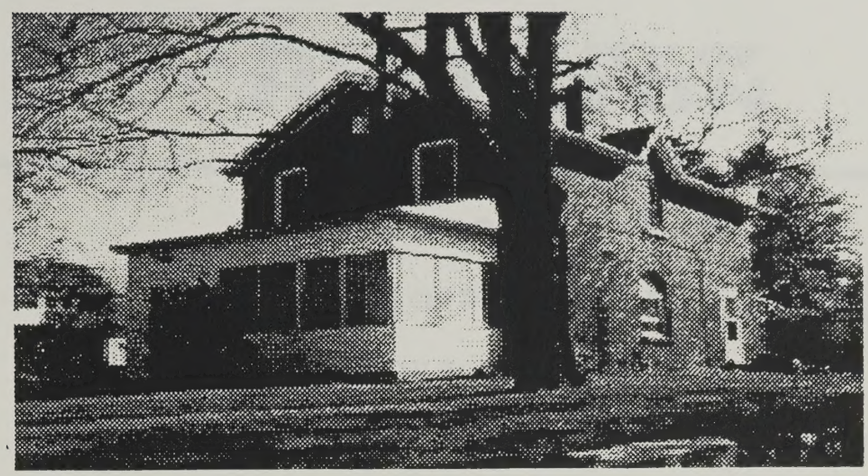
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH
DNIA-02:45

Sketch showing existing occupation for Lands described as Lot 36 Registrars Compiled Plan No 1400

L.G Woods Surveying Inc
334 Hart St
Dundas -
905-627-0978



MLS#: 124115 **TYPE :** **RE** (DETAC / 2STRY) **OldPr:** $199,000

OLD#: **Status:** COND.SALE 02/28/02 **Rms:** 7

26 BALDWIN ST. **Beds:** 4

DUNDAS L9H1A6 **Age:** R **Bths:** 1.0

Dist: DU41 **Near:** MAIN ST **Enst:** NO

Legl: REG COMP. PLAN 1400 LOT 36

Lot: 70.33FT X 109.00FT

Side Of Road: S **Map:** H-E3 **ProSz:** 0-.5

ROOM SIZES

LIVIN(2)12'6x23'5
KITCH(2)9'2x16'
DINRM(2)9'x12'10
PORCH(2)20'3x8'5
BATH4(3)
BEDRM(3)7'7x10'8
BEDRM(3)11'9x11'3
BEDRM(3)12'6x9'10
BEDRM(3)12'3x12'6
STORE(1)
LAUND(1)

2Fam:	NO	**UFFI:**	NO	**Wtr:**	MUNIC
Taxs:	$2,498/01	**CRCD:**	NO	**WMtr:**	NO
AgChg	NO	**Extr:**	BRICK	**Fuel:**	N/GAS
Occu:	TENNT	**Bsmt:**	FULL	**Heat:**	F/AIR
Rntl:	W/HTR	**BDev:**	UNFIN	**Swr:**	SEWER
Prkg:	SDDRV				

Features: C/AIR DSHWR AIRCL SHED WD/FS

Mortgage Information

Mtg1: CLEAR

Mtg2:

ALL ROOM SIZES APPROX. BEAUTIFUL UPGRADED 2 STOREY BRICK CENTURY HOME, CIRCA 1870. IN OLDE DUNDAS ON MATURE TREED LOT. SEE B LISTING.

Own: ESTATE OF ANSTEE URSULA(JO-ANN AUSSEN E.T)

Appt: L B O **Poss:** 90-120DAYS

Ofc: ROYAL LEPAGE STATE REALTY 648-4451

SP1: JOHANNA HENCZE
SALESPERSON

SP2:

SBComm: 3 1ST 150000 1 1/2 ON BALANCE

SELL PRICE **SELL DATE** KEY
SIGN

SB:

SS1: **List Date:** 01NOV01

SS2: **Expiry Date:** 29APR02

Closing Date:

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. DN/A-02:51

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3581-86, as amended, of the City of Hamilton (formerly Dundas).

AND IN THE MATTER OF Premises municipally known as 18 Central Park Avenue, formerly in the Town of Dundas, now in the City of Hamilton and in a **"R2-FP" (Single Detached Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Valerie Haines, for relief from the provisions of the Zoning By-Law No. 3581-86, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a one storey attached garage addition to the front and a one storey addition to the side of the existing single family dwelling notwithstanding that:

1) a front yard of not less than 2.29m (7.5') and a flankage side yard of not less than 3.81m (12.5') shall be provided to the attached garage instead of the minimum required 6.0m (19.69') front yard and a 6.0m (19.69') frankage side yard; and,

2) a front yard of not less than 3.81m (12.5') shall be provided to the one storey side addition instead of the minimum required 6.0m (19.69') front yard.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**3:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

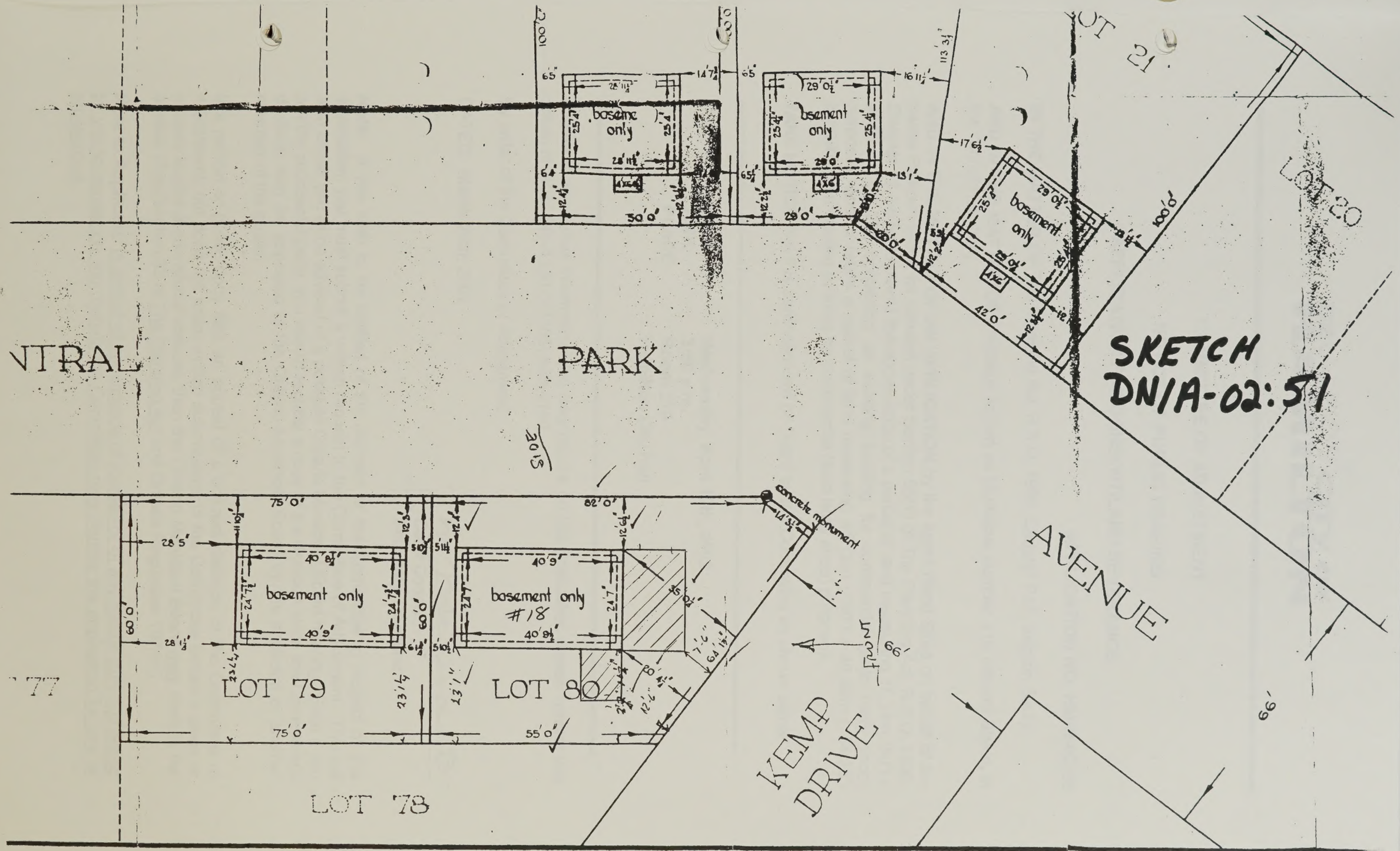
DATED: March 26th, 2002

M. Migrano.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


basement only
basement only
basement only
basement only
#18
LOT 79
LOT 80
LOT 78
PARK
AVENUE
KEMP DRIVE
SIDE
FRONT
concrete monument
SKETCH
DN/A-02:51

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:26

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 118 Hillyard Street, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Nand Sihra on behalf of the owner Parkash Sihra, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land measuring 15.24m (50') x 40.92m (134.25') containing an existing building for commercial (auto body shop) purposes, and to retain a parcel of land measuring 45.72m (150') x 40.92m (134.25') containing an existing building for commercial (auto body shop) purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**3:50 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 26th, 2002

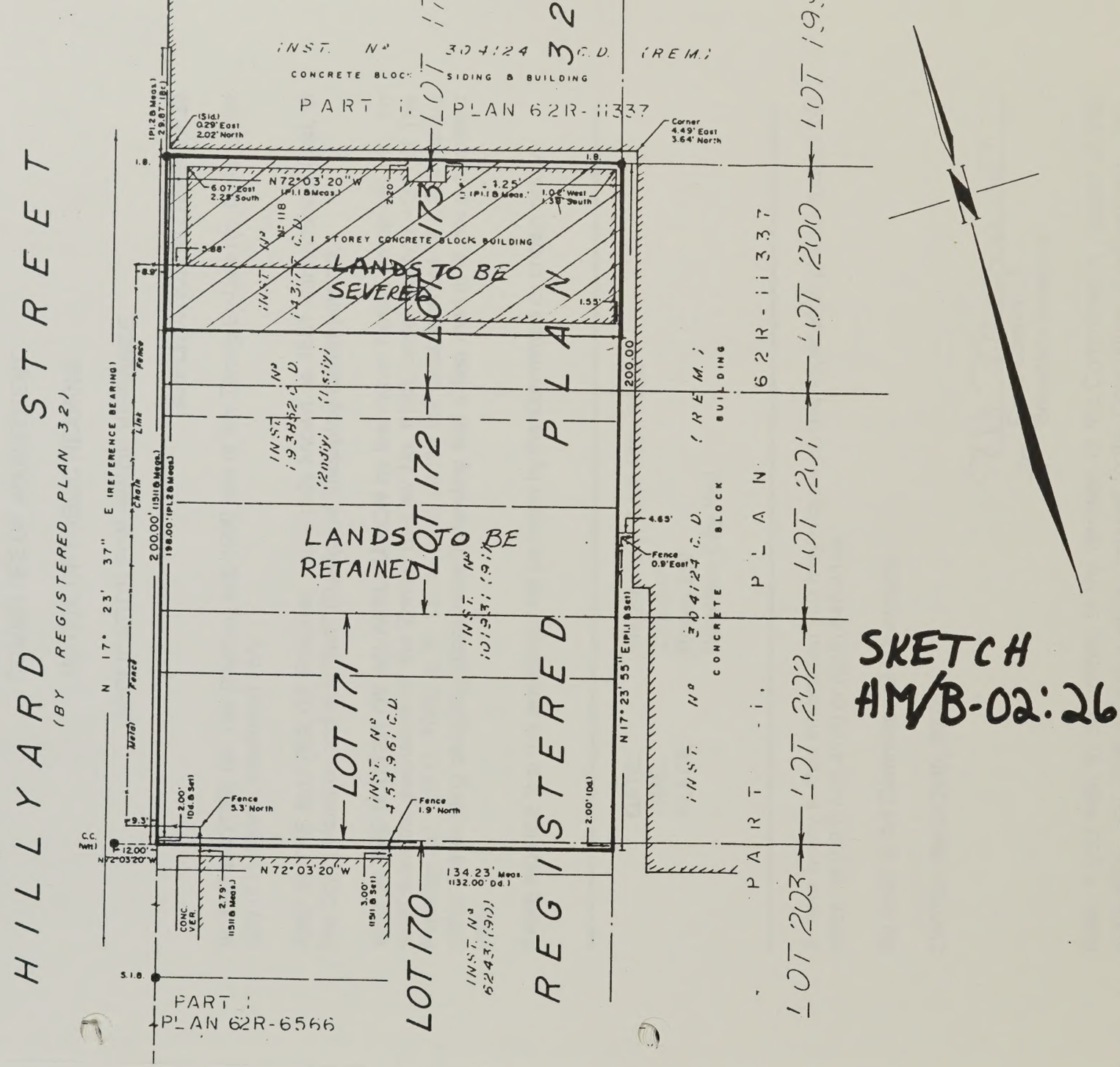
M Mignard

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



PART 1
PLAN OF

LOTS 171, 172, 173 and PART OF LOT 170 REGISTERED PLAN 32

(J. T. GILKINSON'S SURVEY)

CITY OF HAMILTON
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH

SCALE: 1" = 30'

CONSOLI & JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYORS
1994.

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF HILLYARD STREET AS SHOWN ON REFERENCE PLAN 62R-8011, HAVING A BEARING OF N17° 23' 37" E.

LEGEND:

SURVEY MONUMENT FOUND.	●
SURVEY MONUMENT PLANTED.	□
STANDARD IRON BAR.	S.I.B.
IRON BAR.	I.B.
CUT CROSS.	C.C.
WITNESS.	Wit
REFERENCE PLAN 62R-11337.	Pl.1
REFERENCE PLAN 62R-6566.	Pl.2
BRICK.	Br.
INST. Nº 454961 C.D.	Dd.
G.V. CONSOLI, O.L.S.	1511

SKETCH
HM/B-02:26

THIS REPORT WAS PREPARED FOR MR. NAND SIHRA AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 2nd DAY OF SEPTEMBER, 1994.

SEPT. 2, 1994
DATE

Bryan Jacobs
BRYAN JACOBS
ONTARIO LAND SURVEYOR

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THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:39

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 13A

AND IN THE MATTER OF Premises municipally known as 1551 Barton Street East, in the City of Hamilton and in a **"G-1" (Designed Shopping Centre)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Rosart Properties Inc., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the establishment of a flea market within the existing shopping plaza notwithstanding that a flea market is not a permitted use.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**3:55 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 26th, 2002

M. Migrano

for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:39

STRATHEARNE AVENUE

BARTON STREET EAST

EXISTING PARKING TO REMAIN

80' ONTARIO

HYDRO EASEMENT

IGA Supermarket
36,837 S.F.
#1551

Hagglers Market
17,485 S.F.

Chaps
Restaurant
5,525 S.F.

BiWay
8,781 S.F.

Area
2,875 S.F.

Sandie's
Reading &
Greeting
1,535 S.F.

Vacant
1,885 S.F.

Misko's
Jewelley
81 S.F.

Public
Corridor

Dollar Bazaar
4,584 S.F.

Paulmac's
Pet Food
2,942 S.F.

1,043 S.F.

PARKING STATISTICS:
273 EXISTING PARKING SPACES

STRATHEARN MALL
BOSART PROPERTIES INC.

R.F. LINTACK
ARCHITECT
INCORPORATED

SKETCH
HM/A-02:39

SURVEYOR'S CERTIFICATE

I Hereby Certify that:

1. This survey and plan are correct and in accordance with The Surveys Act and The Registry Act and the regulations made thereunder.
2. The survey was completed on the 7TH day of DECEMBER 1971

HAMILTON ONT. DECEMBER 14 1971

JOHN T. PETERS
Ontario Land Surveyor

PLAN

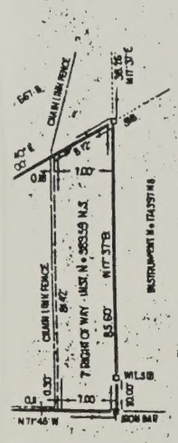
SHOWING

PART OF LOT 34 CONCESSION 1 TOWNSHIP OF SALTFLEET

NOW IN THE

CITY OF HAMILTON

SCALE 1" = 80'



RTON ST. E.

DETAIL
NOT TO SCALE

BEDFORD PARK-REG PLAN No. 514

STRATHEARNE AVENUE

INSTRUMENT No. 5416 HL

INSTRUMENT No. 174397 NS

W FACE FENCE POST 0.43 EAST SOUTH FACE 0.15 NORTH

CHAIN LINK FENCE

S 72°06'45" W 395.07'

80.00'

165.50'

30.0'

1551

1 STOREY - CONC. BLK. & BRICK MALL - UNDER CONSTRUCTION

AREA 4.176 ACRES

RESIDUE INST No. 32199

352.54'

255.66'

290.88'

S 71°14' N 17°37" E

NOTE
THE CONC. BLK. & BRICK MALL WAS SURVEYED AND ADDED TO THIS PLAN AUG. 15, 1972

DIVISION LINE BETWEEN TOWNSHIPS OF BARTON & SALTFLEET

INSTRUMENT No. 100136

492.40' N 17°28" E

210.16'

N 17°28' E

SALTFLEET

LOT 34. - CONCESSION 1 - TOWNSHIP OF

240.20' N 77°12'40" E

INST. No. 657-R

N 71°12'40" E 196.00'

AREA 0.961 AC.
INST. No. 88774 N.S.

SEE DETAIL

85.60'
N 17°37' E

7' RIGHT OF WAY

INST. No. 174397 NS.

N 71°45' W 80.00'

186.50' N 71°45' W

64.00' N 71°45' W

143.18' N 71°45' W

CHAIN LINK FENCE

BARTON STREET EAST

NORMANHURST-REG PLAN No. 534

BEARINGS ARE ASSUMED AND ARE REFERRED TO STRATHEARNE AVENUE ON A COURSE OF N 17° 28' E.

MacKAY & MacKAY & PETERS
ONTARIO LAND SURVEYORS
HAMILTON, ONTARIO

Y-15310-A

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:40

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9

AND IN THE MATTER OF Premises municipally known as 74 Westlawn Drive, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Terry Bobiak on behalf of the owners Mr. and Mrs. E. Cambridge, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a one storey addition with a second storey deck notwithstanding that a rear yard depth of 5.63m (18.47') shall be provided instead of the minimum required rear yard depth of 7.5m (24.61').

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**4:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 26th, 2002

M. Migneault

for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:40

SURVEYOR'S REAL PROPERTY REPORT

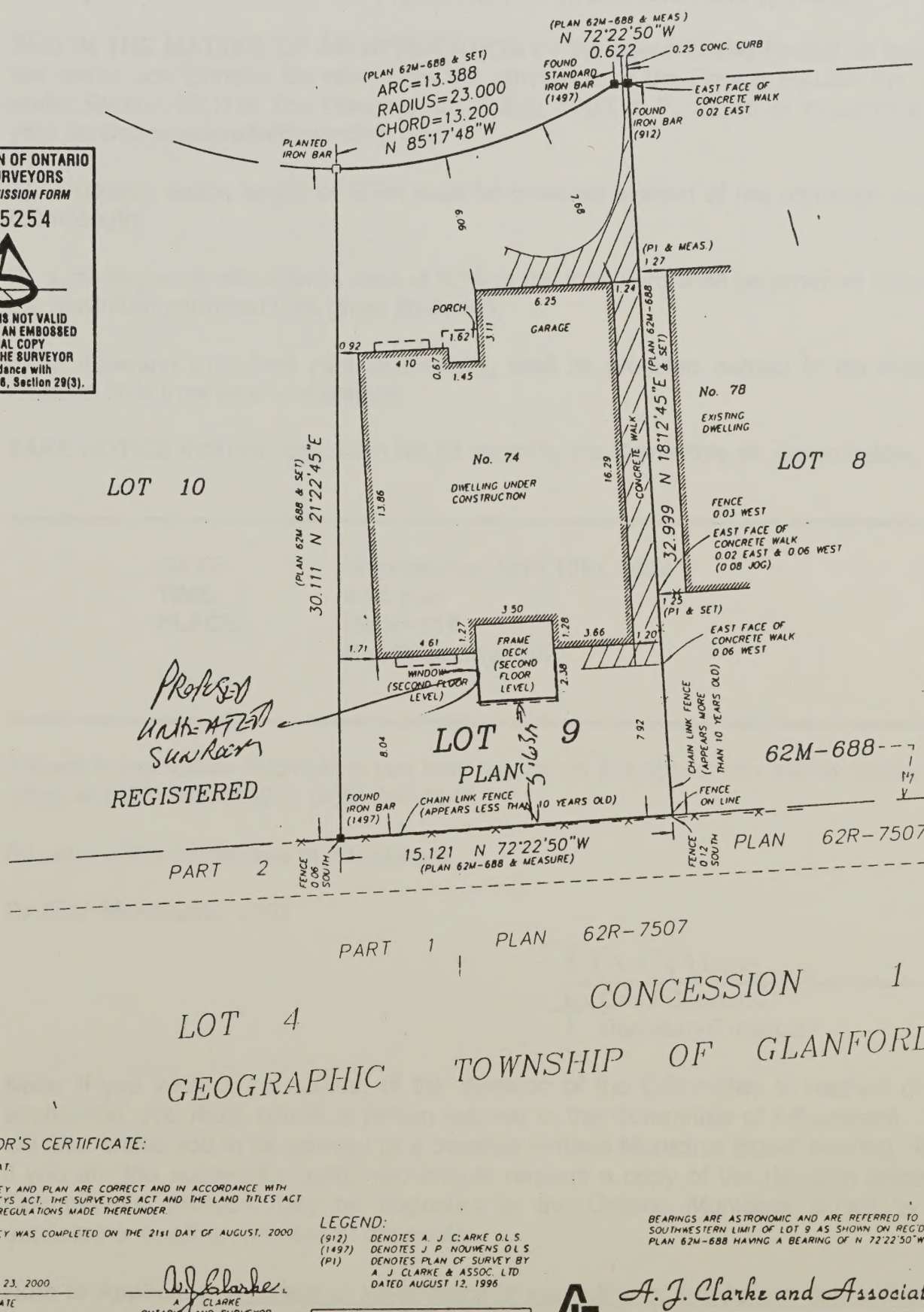
PLAN OF
LOT 9- SOUTH HILL, PHASE 1
REGISTERED PLAN No. 62M-688
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
SCALE 1:200

0 5 10 metres

A. J. CLARKE O.L.S.
2000

N E S W

WESTLAWN DRIVE
(ESTABLISHED ACCORDING TO REGISTERED PLAN 62M-688)



ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1315254
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 21st DAY OF AUGUST, 2000

AUGUST 23, 2000
DATE

A. J. CLARKE
ONTARIO LAND SURVEYOR

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND:
(912) DENOTES A. J. CLARKE O.L.S.
(1497) DENOTES J. P. NOUWENS O.L.S.
(P1) DENOTES PLAN OF SURVEY BY A. J. CLARKE & ASSOC. LTD DATED AUGUST 12, 1996

THIS REPORT WAS PREPARED FOR SHELLEY HOMES

NOTE:
TIES ARE TAKEN TO BRICK UNLESS OTHERWISE NOTED

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERN LIMIT OF LOT 9 AS SHOWN ON REG'D PLAN 62M-688 HAVING A BEARING OF N 72°22'50"W

A. J. Clarke and Associates Ltd.
SURVEYORS · PLANNERS · ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
internet email: ajc@ajclarke.com

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E-15733

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:41

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 10, 18.(14) and 18A.(14)(B)

AND IN THE MATTER OF Premises municipally known as 105 Tuxedo Avenue North, in the City of Hamilton and in a **"D" (Residential - One and Two Family)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Shellie Pouliot on behalf of the owner Joe Correia, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a front yard parking space notwithstanding that:

1) a parking space length of 2.2m shall be provided instead of the minimum required 6.0m length;

2) a parking area with a gross area of 52% of the front yard shall be provided instead of the maximum permitted 50% gross area; and,

3) a minimum 21% front yard landscaping shall be provided instead of the minimum required 50% front yard landscaping.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**4:05 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

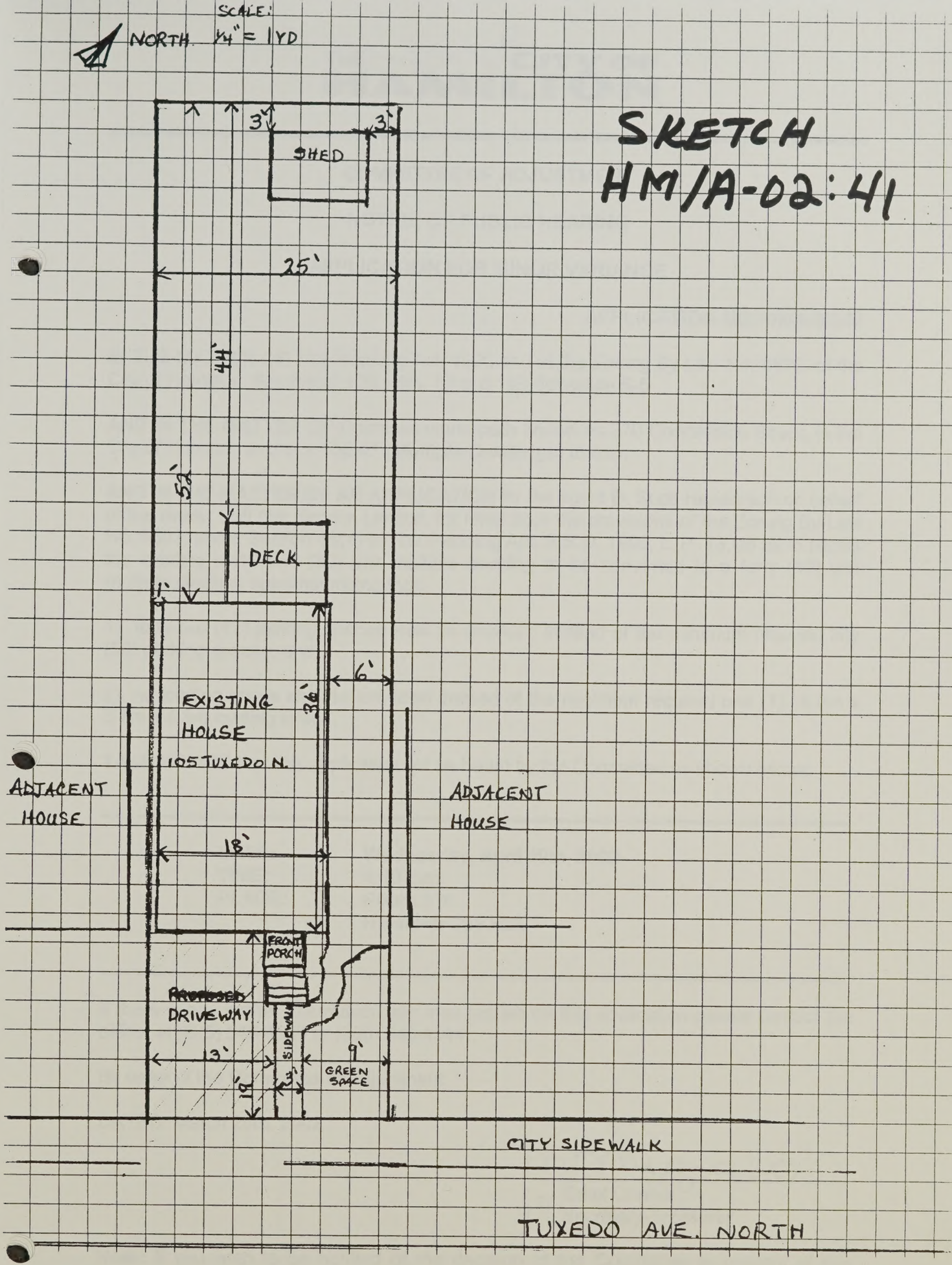
DATED: March 26th, 2002

M Migneault
for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:41



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:42

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 10B, 18A, 19 and 19B Schedule S-5

AND IN THE MATTER OF Premises municipally known as 370 Concession Street, in the City of Hamilton and in a **"DE-2" (Multiple Dwellings)** district;

AND IN THE MATTER OF AN APPLICATION by the agent B. Scott Henderson on behalf of the owner Soft Net Service Limited, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the existing thirty-nine (39) unit multiple dwelling to be converted to a forty (40) unit multiple dwelling notwithstanding that:

1) forty-two (42) parking spaces shall be provided instead of the minimum required fifty (50) parking spaces; and,

2) no loading space shall be provided instead of the minimum required one (1) 18.0m x 3.7m x 4.3m loading space.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**4:10 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

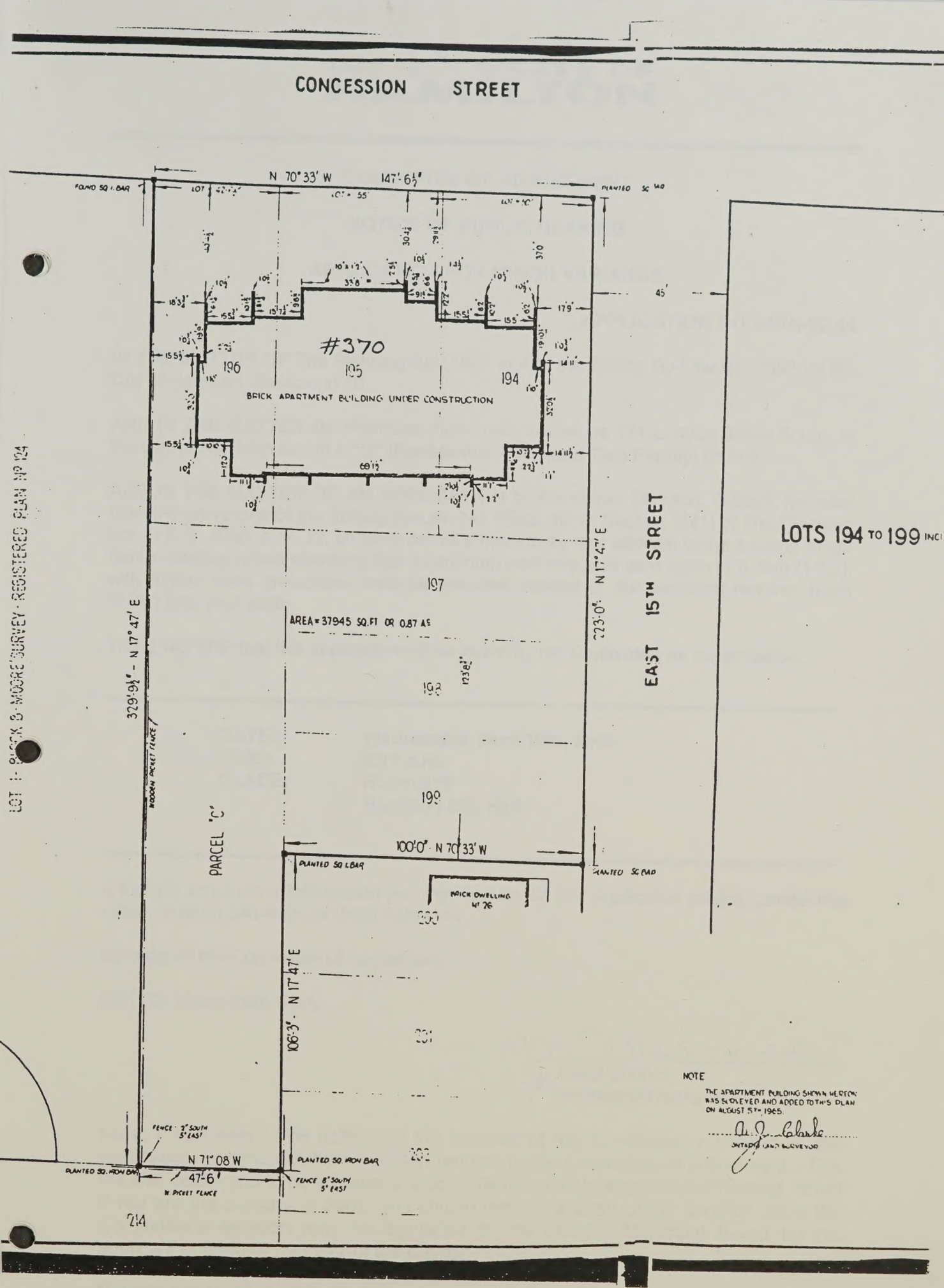
DATED: March 26th, 2002

M. Migrano

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH

HM/A-02:42

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:44

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 10

AND IN THE MATTER OF Premises municipally known as 171 London Street South, in the City of Hamilton and in a **"D" (Residential - One and Two Family)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Domenic Galanti, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a one storey rear addition to the existing single family dwelling notwithstanding that a minimum northerly side yard width of 0.52m (1.72'), with further eave projections shall be provided instead of the minimum required 0.9m (2.95') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**4:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

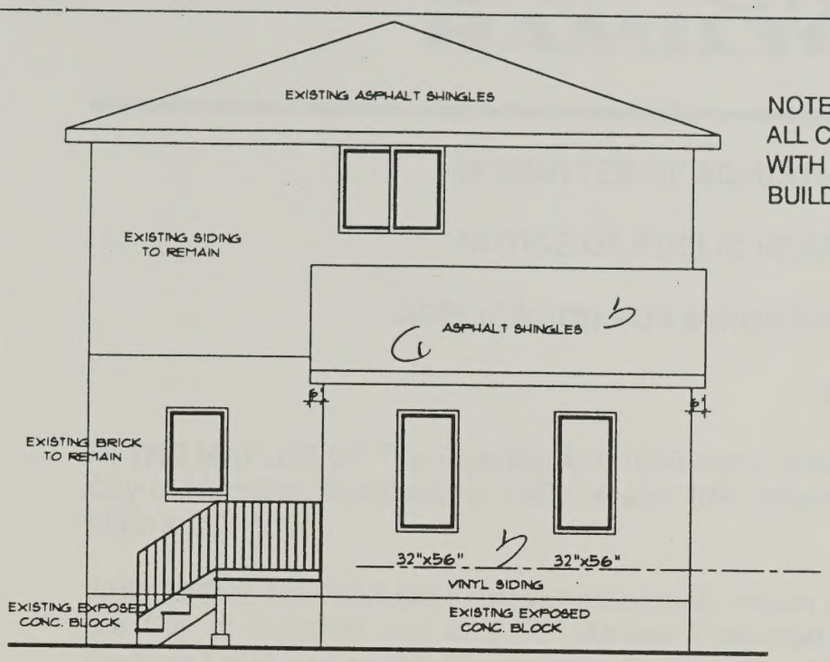
DATED: March 26th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

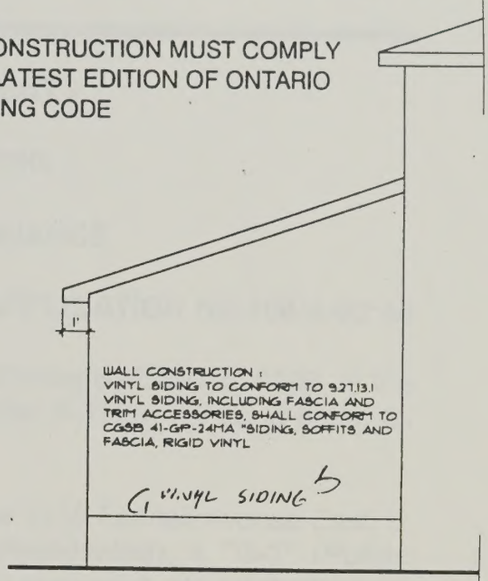
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:44

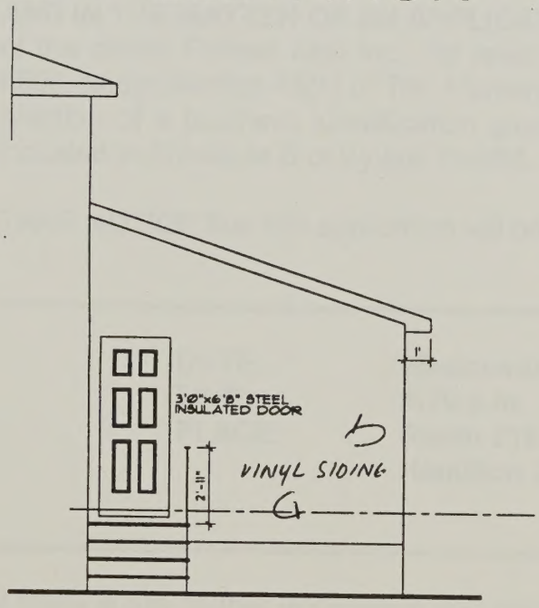


NOTE:
ALL CONSTRUCTION MUST COMPLY WITH LATEST EDITION OF ONTARIO BUILDING CODE

REAR ELEVATION

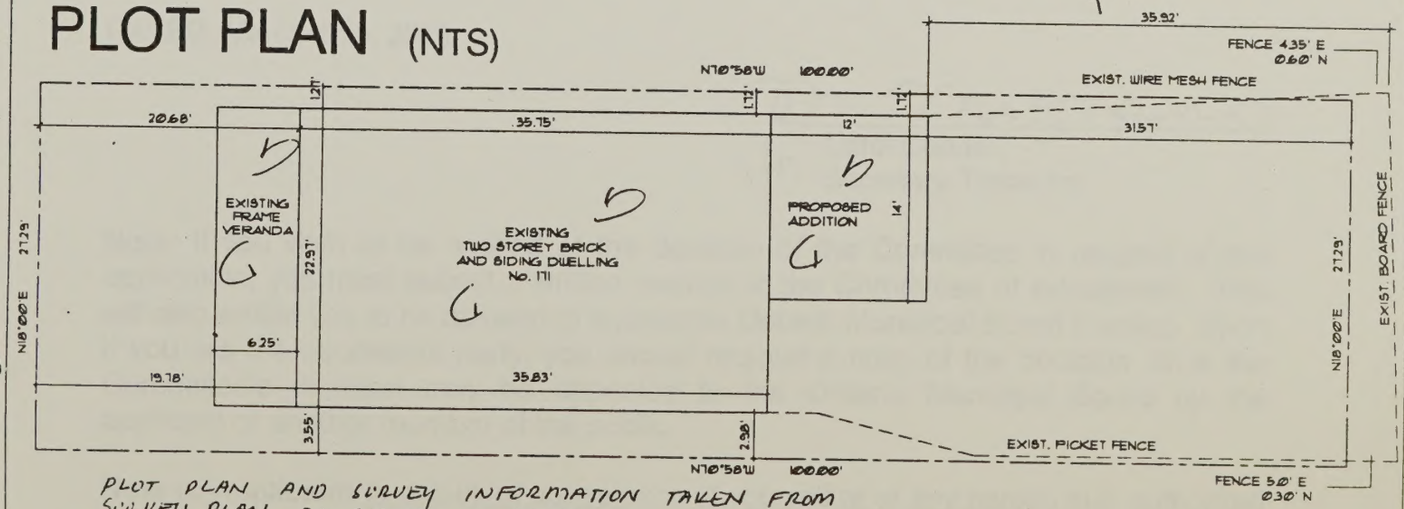


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

PLOT PLAN (NTS)



PLOT PLAN AND SURVEY INFORMATION TAKEN FROM SURVEY PLAN BY SIDNEY W. WOODS INC. ENGINEERS & SURVEYORS DATED NOV. 11, 1985

ADDITION TO:	GALANTI RESIDENCE		
Sheet No.:	SH 1 OF 4	171 LONDON ST. SOUTH, HAMILTON	
Scale:	3/16"=1'-Ø"	Date: JANUARY 18, 2002	

J.G. ROBLES DESIGN
38 THEODORE DRIVE, HAMILTON, ONTARIO L9A 5J9
PHONE/FAX: (905) 383-9582 E-mail : McROBLES@SPRINT.CA

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:46

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9, 13C, 14 and 19B Schedules S-722a, S-722, S-606a, S-606b and S-606c

AND IN THE MATTER OF Premises municipally known as 1119 Fennell Avenue East, in the City of Hamilton and in a **"C" (Urban Protected Residential), a "G-3" (Public Parking Lots) and an "H" (Community Shopping and Commercial, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Neon Products Ltd. on behalf of the owner Fennell Mall Inc., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the erection of a business identification ground sign notwithstanding that the sign was not included in Schedule B of By-law 79-263.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**4:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 26th, 2002

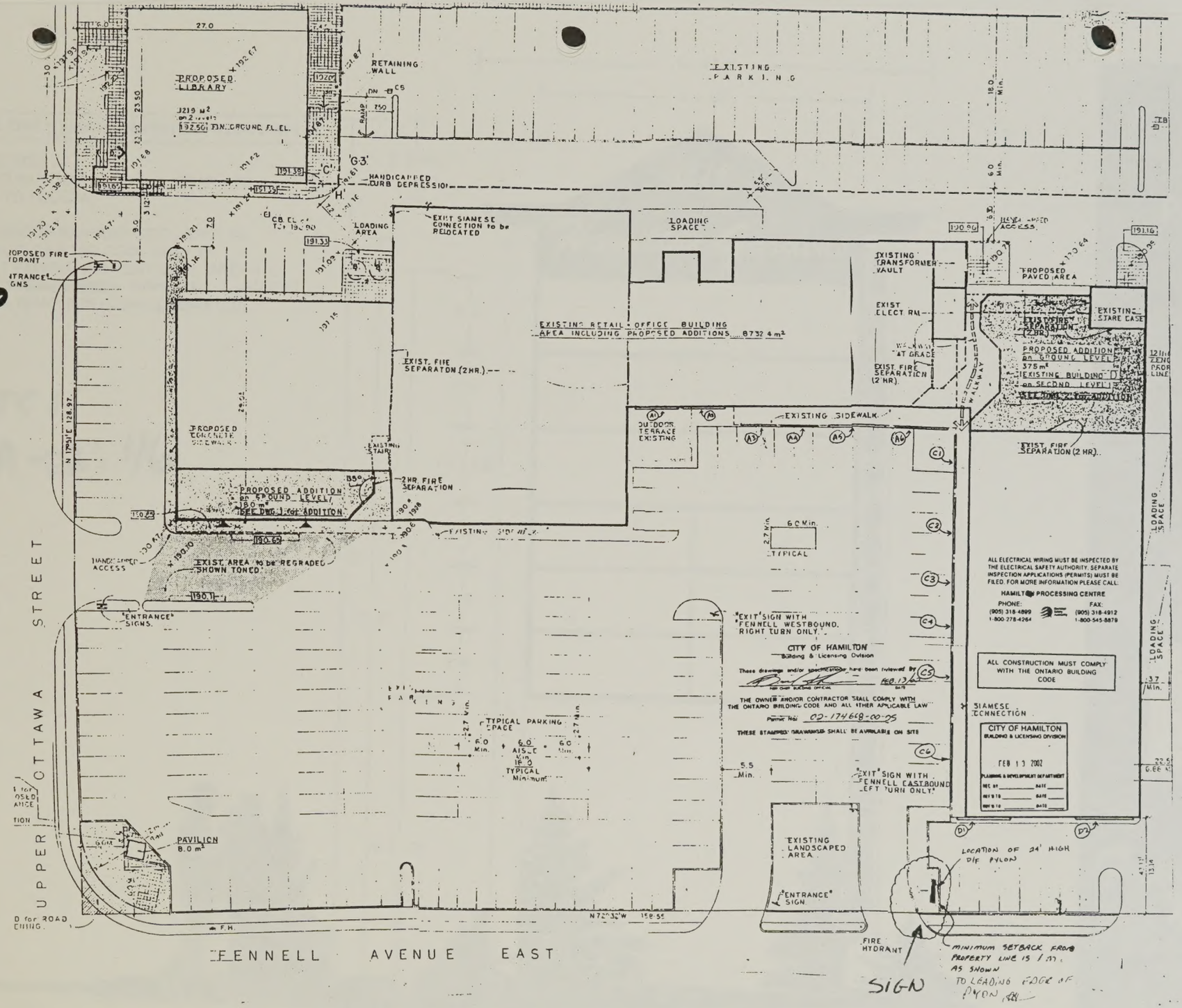
M. Migrano

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

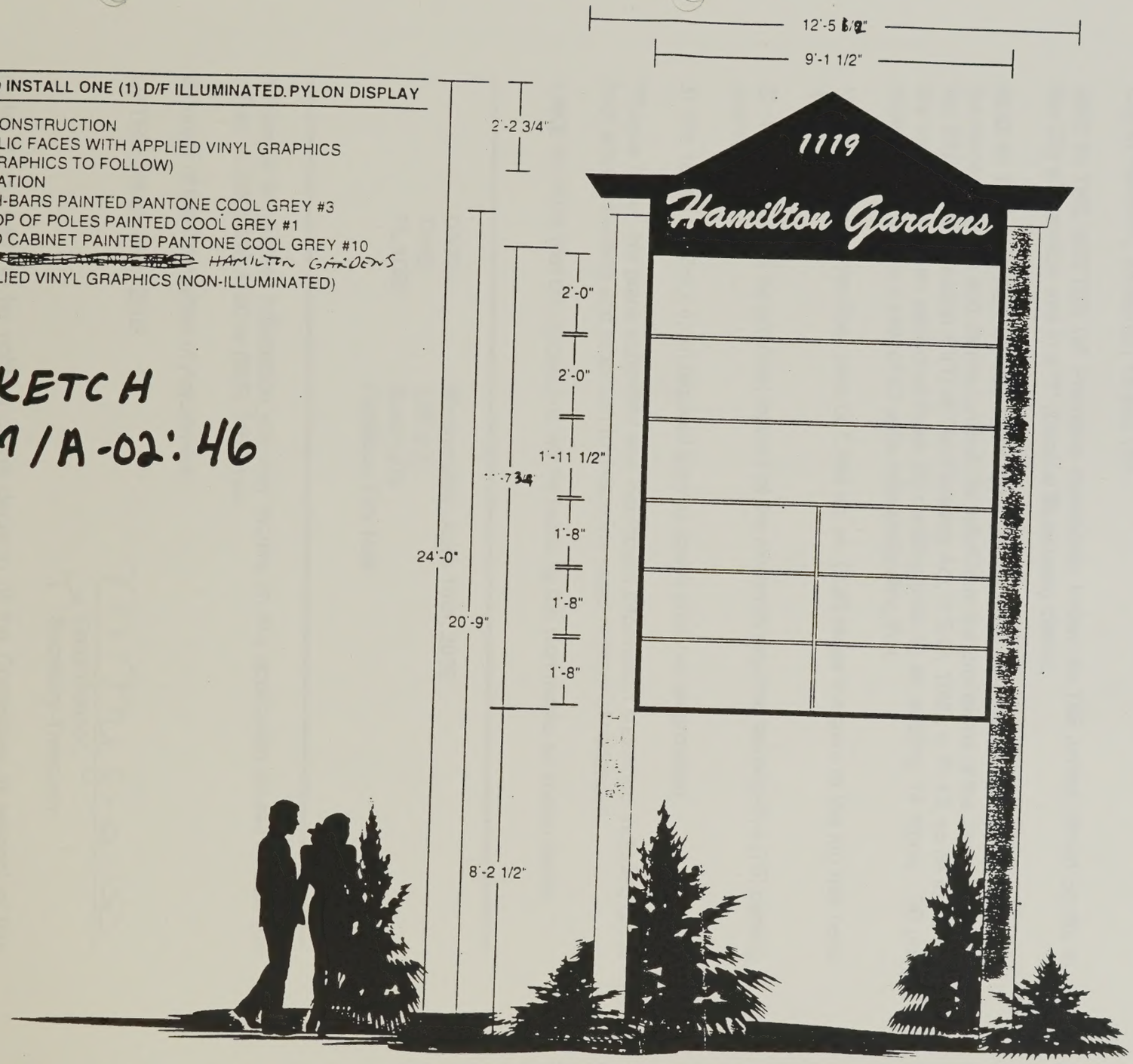
SKETCH
HM/A-02:46



SUPPLY AND INSTALL ONE (1) D/F ILLUMINATED PYLON DISPLAY

ALUMINUM CONSTRUCTION
WHITE ACRYLIC FACES WITH APPLIED VINYL GRAPHICS
(TENANT GRAPHICS TO FOLLOW)
H.O. ILLUMINATION
POLES AND H-BARS PAINTED PANTONE COOL GREY #3
DECOR AT TOP OF POLES PAINTED COOL GREY #1
TOP CAP AND CABINET PAINTED PANTONE COOL GREY #10
ADDRESS & "~~FENNELL AVENUE MALL~~ HAMILTON GARDENS"
WHITE APPLIED VINYL GRAPHICS (NON-ILLUMINATED)

SKETCH
HM/A-02:46



NEON PRODUCTS

555 ELLESMERE RD
SCARBOROUGH ON
M1R 4E8
416-759-1111
FAX 416-759-4965

The artistic works depicted herein are copyright and are the exclusive property of Neon Products and may not be used or reproduced in whole or in part without our prior written consent.

JULY 17, 2001 — DATE
G. HADFIELD — SALES
S.C. BROWN — DESIGNER
3/8" — SCALE
01 0573 — DESIGN NO
R3 DEC.13. 01 SB — REVISION

DATE
CUSTOMER SIGNATURE
52994 — JOB NO

1119
Fennell Avenue
Mall

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:47

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 15 and 18A

AND IN THE MATTER OF Premises municipally known as 155 James Street South, in the City of Hamilton and in a **"I" (Central Business)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Mark Scholes on behalf of the owner Augusta and James Limited, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the conversion of an additional three (3) dwelling units to an existing 14 storey - 90 unit multiple dwelling for a total of 93 units notwithstanding that:

1) a maximum gross floor area of 1,444 sq. m. (2.85 times the aera of the lot) has been exceeded;

2) no parking shall be provided instead of the minimum required seventy-five (75) parking spaces; and,

3) the 18.0m x 3.7m x 4.3m required loading space shall not be provided.

*Please Note: No plans submitted and insufficient information submitted including gross floor area of existing and proposed to determine exact number of variances.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**4:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: March 26th, 2002

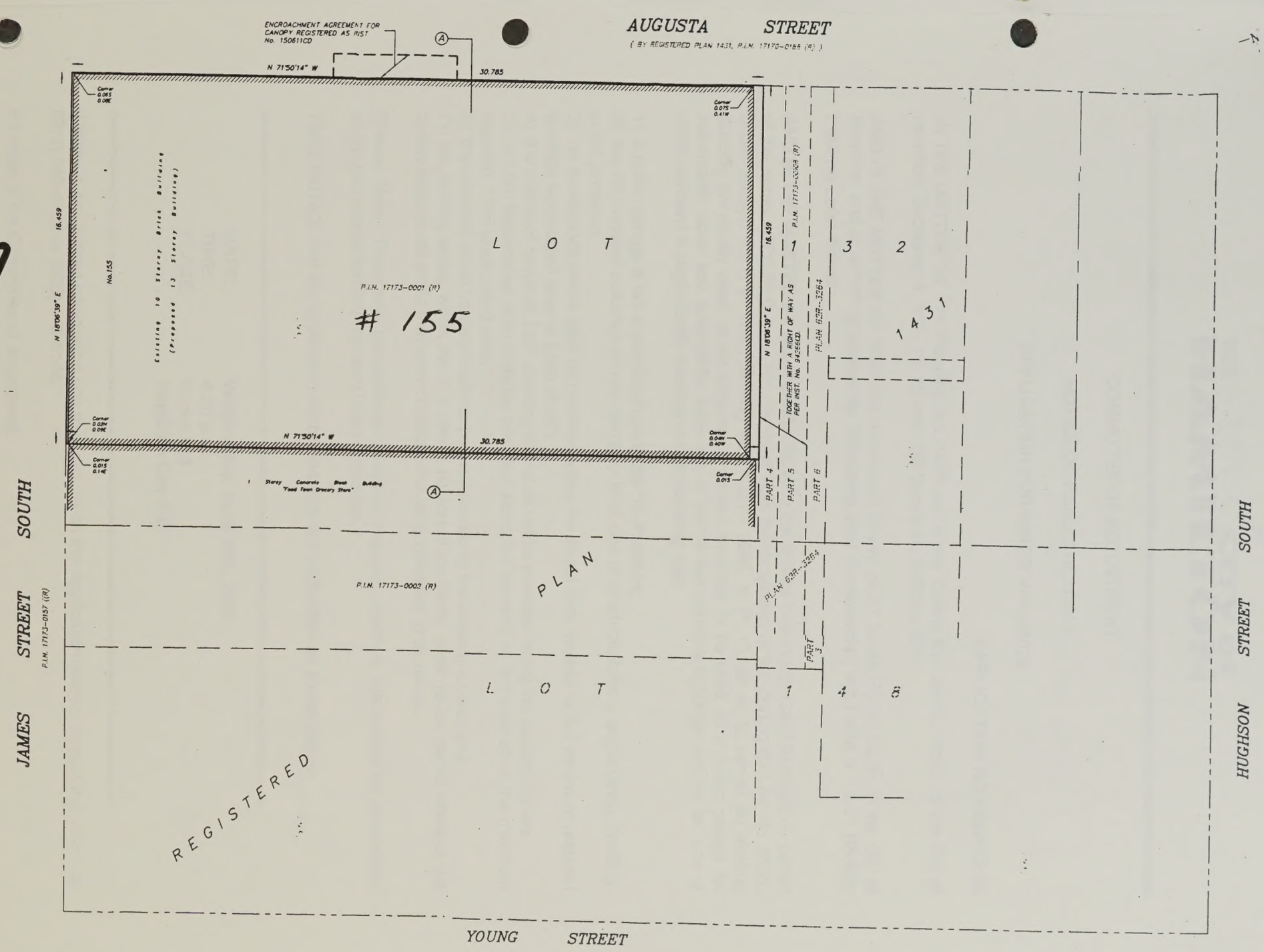
M. Migrand

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:47



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:49

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 4, 13C, 13, 18 and 19B Schedules S-855a, 855

AND IN THE MATTER OF Premises municipally known as 87 Locke Street South, in the City of Hamilton and in a **"H" (Community Shopping and Commercial, etc.) and a "G-3" (Public Parking Lots)** district;

AND IN THE MATTER OF AN APPLICATION by the agents Robert and Carol Bernacci on behalf of the owner 1071734 Ontario Inc., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit an existing building previously used as an ambulance service business to be used as a public garage for automobile repair and automobile sales and to permit two principal buildings on one lot, one of which contains a single family dwelling notwithstanding that:

1) a public garage is not a permitted use in the "G-3" district;
2) two (2) principal buildings on one parcel of land, one of which contains a single family dwelling, is not permitted;
3) no landscaped areas shall be provided along the street lines instead of the minimum required average landscaped area of 2.0m (6.56');
4) the minimum required 3.0m planting strip shall not be provided along the easterly lot line;
5) a 1.0m landscaped area shall be provided along the easterly lot line instead of the minimum required 1.5m landscaped area;
6) the required visual barriers shall not be provided along the easterly lot line; and,
7) the parking areas, within the G-3 district portion of the lands, shall not be paved whereas the by-law requires all areas that are not required to be landscaped to be paved.

*Please Note: There may be additional variances required, however, this cannot be determined as the plot plan submitted had very little information.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 10th, 2002**
TIME:	**4:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

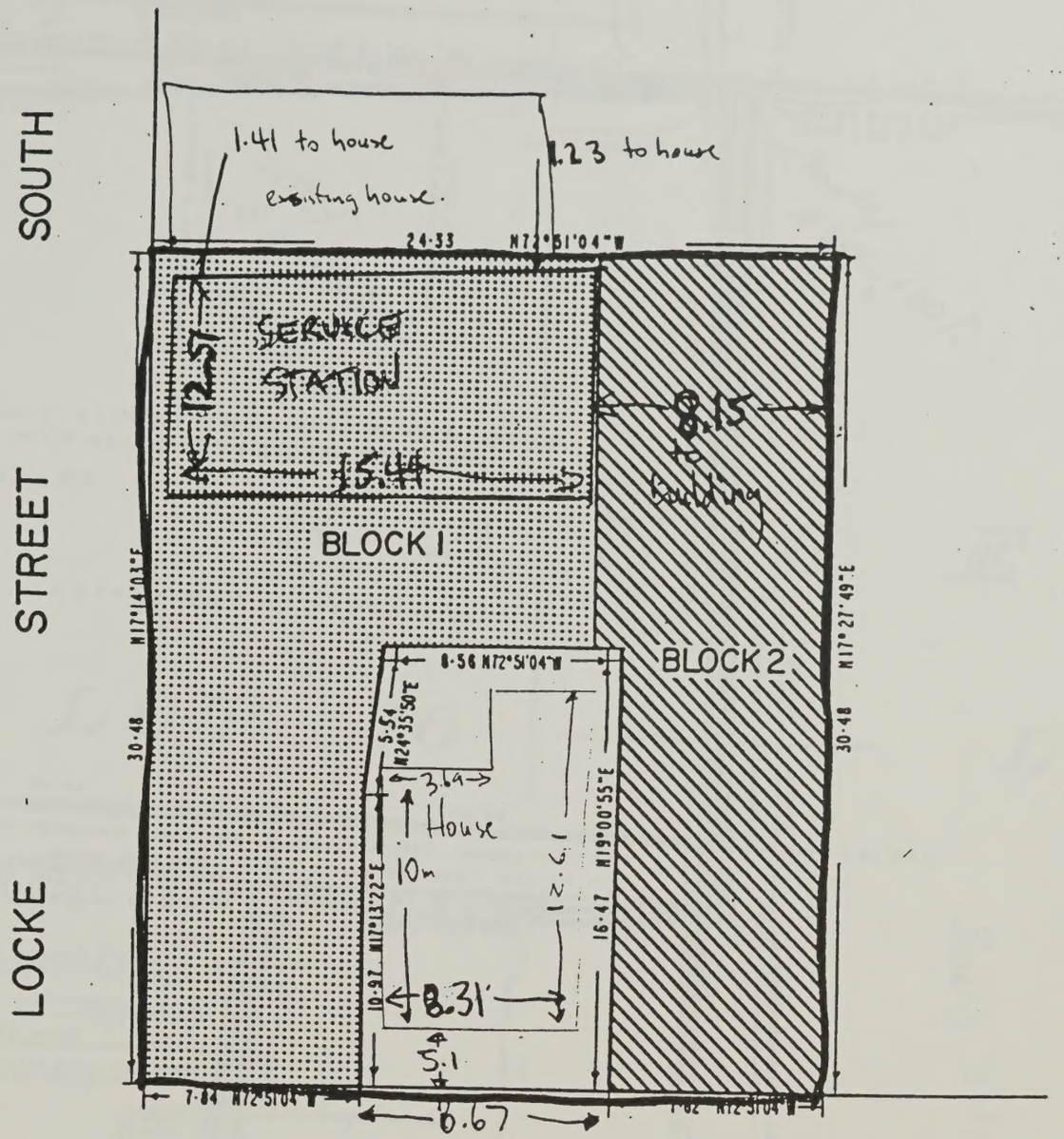
By order of the Committee of Adjustment,

DATED: March 26th, 2002

M. Migrano.
for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH
HM/A-02:49

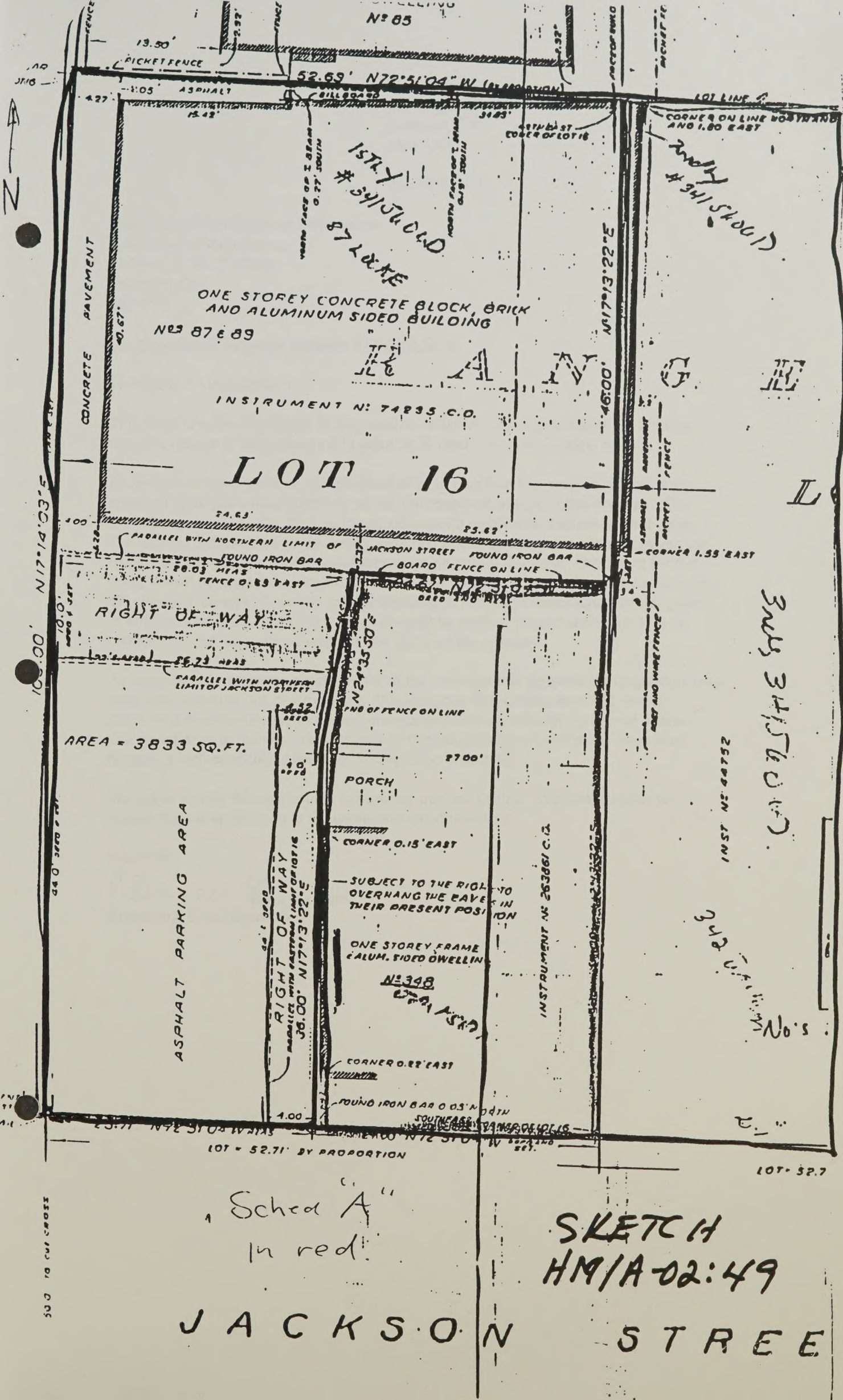
ALL DIMENSION ARE IN METRES

THIS IS SCHEDULE "A" TO BY-LAW NO. 86-143
PASSED THE 29th DAY OF APRIL, 1986

E. A. Langhorn
Clerk

Scale
1:250

D. Mooney
Mayor


No 85
PICKET FENCE
52.69' N72°51'04"W (RECORD)
ASPHALT
BILLBOARD
LOT LINE
CORNER ON LINE NORTHERLY AND 1.80 EAST
ISTKY #941-5400
87 LAKE
ONE STOREY CONCRETE BLOCK, BRICK AND ALUMINUM SIDED BUILDING
Nos 87 & 89
CONCRETE PAVEMENT
INSTRUMENT N: 74235 C.O.
LOT 16
24.63'
PARALLEL WITH NORTHERN LIMIT OF JACKSON STREET
FOUND IRON BAR
BOARD FENCE ON LINE
CORNER 1.55' EAST
RIGHT OF WAY
PARALLEL WITH NORTHERN LIMIT OF JACKSON STREET
END OF FENCE ON LINE
AREA = 3833 SQ. FT.
PORCH
CORNER 0.15' EAST
SUBJECT TO THE RIGHT TO OVERHANG THE EAVES IN THEIR PRESENT POSITION
ONE STOREY FRAME & ALUM. SIDED DWELLING
No 348
ASPHALT PARKING AREA
RIGHT OF WAY
CORNER 0.22' EAST
FOUND IRON BAR 0.05' NORTH
SOUTHEASTERLY BOUNDARY OF LOT 16
LOT = 52.71' BY PROPORTION
LOT = 52.7
INSTRUMENT No 263861 C.O.
Nos
Sched "A" in red
SKETCH HM/A-02:49
JACKSON STREE

600 Highvalley Rd.
Ancaster, Ont.
L9G 3X3

March 8, 2002

Planning and Development Department
Committee of Adjustment
71 Main St. W. 7th Floor
Hamilton, Ont.
L8P 4Y5

Re: Application for minor variance 87 Locke St. S.

To Whom It May Concern

This letter is submitted to you in conjunction with our current application for a minor variance change of the property 87 Locke St. S. (including 348 Jackson St. W.).

At the present time we have a conditional offer to purchase this property based on the approval of all governing bodies to permit our proposed useage of this property. Our intended use of 87 Locke St. S. is for an automobile repair shop and automobile sales. The address 348 Jackson St. W. would continue unchanged with the last recognized use being a legally established non-conforming single family dwelling. Our intent for this home would be as a rental income. The additional parcel of land located on Jackson St. W., which is zoned G-3, would remain unchanged. We fully understand that this parcel of land, (zoned G-3), may only be used as a public parking lot and are not seeking to change the existing zoning/useage of this piece on the property.

As homeowners ourselves we are aware of the concerns that surrounding neighbours may have with regard to our proposed use. We recognize that Locke street has, and is continuing to establish itself as a well-maintained commercial and residential district. Our intention is to maintain the integrity of this neighbourhood and at the same time become a well-established business within this community.

We thank you for taking the time to consider our application. We look forward to presenting our application at the committee of adjustments.

Sincerely

C Bernacci R Bernacci

Robert and Carol Bernacci

URBAN MUNICIPAL

CA4 ON HBL 604
N53
2002

THE CITY OF HAMILTON

URBAN MUNICIPAL

APR 0 9 2002

GOVERNMENT DOCUMENTS

AGENDA
COMMITTEE OF ADJUSTMENT (URBAN)

****

Date: Wednesday, April 17th, 2002
Time: 3:00 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
3:15 p.m.	SC/A-02:65	23 Roselle Place (Stoney Creek)	Owner R. Doucette
3:20 p.m.	**FL/B-02:30** FL/A-02:59	**87 Hwy #5 W (Flamborough)** " " "	**Agent Green Scheels Pidgeon (James Webb)** **Owner Coreslab International Inc.**
3:25 p.m.	**FL/B-02:31**	**173 Main St. N. (Flamborough)**	**Owners L & B Sharp**
3:30 p.m.	**AN/B-02:29**	**995 Old Mohawk Road (Ancaster)**	**Agent Micor Developments Inc. (M. Corrado)** **Owner J. & M. Tyrrell**
3:35 p.m.	DN/A-02:56	53 Hillside Ave. (Dundas)	Agent Douglas Scott Owner J. Irene Scott
3:40 p.m.	AN/A-02:58	264 Sulphur Springs Road (Ancaster)	Owner Sulphur Springs Development Corp.
3:45 p.m.	AN/A-02:64	297 Woodworth Dr. (Ancaster)	Agent John Poos Owners J. & S. Emberley
3:50 p.m.	**HM/B-02:32**	**357 Hunter St. W.**	**Agent Planning & Engineering Initiatives** **Owner 1502465 Ontario Inc.**
3:55 p.m.	HM/A-02:53	229 Kenilworth N.	Agent Drago Saric Owner Damir Saric
4:00 p.m.	HM/A-02:55	244 West 32nd Street	Owner S. & S. Nevicato
4:05 p.m.	HM/A-02:57	26 Elodia Court	Owners Dr. F. P. Moniz
4:10 p.m.	HM/A-02:60	299 Fennell Ave. W.	Agent John Grguric Owner Hillfield Strathallan College
4:15 p.m.	HM/A-02:61	431 Whitney Ave.	Agent St. Joseph's Healthcare Owner Rygiel Home
4:20 p.m.	HM/A-02:54	147 Brigade Drive	Agent Terry Bobiak Owner E. and D. Taylor
4:25 p.m.	HM/A-02:62	1121 Queensdale Ave. E.	Agent Terry Bobiak Owner Mrs. H. Martin
4:30 p.m.	HM/A-02:63	1187 Upper James St.	Agent Henry Merling Owner 1163133 Ontario Ltd.

4:35 p.m.	HM/A-02:71	81 Barclay St.	Owners G. & M. Nolan
4:40 p.m.	SC/A-02:74	439-465 Highway No. 8 (Stoney Creek)	Agent A.J. Clarke & Associates Ltd. (Steve Fraser) Owner Stoney Village Homes (Marco Guglietti)

CLOSED

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:65

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section 6.3.

AND IN THE MATTER OF Premises municipally known as 23 Roselle Place, formerly in the City of Stoney Creek, now in the City of Hamilton and in an **"R2" (Single Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Randy Doucette, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed one storey rear addition to the existing single family dwelling notwithstanding that a minimum 6.10m rear yard depth shall be provided instead of the minimum required 7.5m rear yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
SC/A-02:65

PLAN

STERED

ROSELLE PLACE

REG

LOT 51

LOT 52

FD. I.B. (O.U.)

N72°56'W 66.0' P/S

N17° 04'E (REFERE

227.79' PLAN AND SE

PLAN AND SET R=80.00' A=26.86' CH=N16°34'30"W 26.64'

N72°56'W 95.43' P/S

1.25m (MW) 4 1/2"

FACE OF RETAINING WALL Q. 65' S'LY.

LOT 43

INSTRUMENT No. 206307

Addition

LOT 39

INSTRUMENT No. 177163

I.B.

22.9'

6.0

5.0

METAL FENCE 2.8' S'LY.

I STOREY BRICK DWELLING MUN. No. 23

26.0'

39.1'

23.9'

R=50.00' A=47.15' P/S CH=N28°09'40"E 45.42'

I.B.

28.9'

1.25m (MW) 4 1/2"

12.2'

9.8'

METAL SHED

119.79' P/M

INSTRUMENT No. 133735

83.0'

INSTRUMENT No. 155963

LOT 42

LOT 40

N36°49'W

7'± WIDE HEDGE ON LINE

127.12' P/S

N17°04'E

BOARD FENCE ON LINE

INSTRUMENT No. 131952

LOT 41

T. H. & B. RAILWAY

TE

RONOMIC AND ARE REFERRED TO THE
F ROSELLE PLACE HAVING A BEARING
IOWN ON REGISTERED PLAN No. 868.

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. FL/B-02:30

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 87 Highway No. 5 West, and Part of lot 23, Concession 3, formerly in the Town of (West) Flamborough, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Green Scheels Pidgeon (James Webb) on behalf of the owner Coreslab International Inc., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land measuring 6m x 163m to be added to lands known municipally as 81 Highway No. 5 West for residential puroses, and to retain a parcel of land having a frontage of approximately 105m, and an area of 51.13 hectares for industrial purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

GREEN SCHEELS PIDGEON
PLANNING CONSULTANTS LIMITED

COMMUNITY PLANNING
LAND DEVELOPMENT
URBAN DESIGN

March 15, 20002

Job No.:1048.99

City of Hamilton
Committee of Adjustment
Planning and Development Department
71 Main Street West, 7th Floor
Hamilton ON L8P 4Y5

Attention: Ms. Carol Connor, Secretary-Treasurer

Dear Ms. Connor:

RE: Application for Minor Variance and Land Severance
Coreslab International Inc., Highway No. 5 West, Flamborough

On behalf of Coreslab International Inc., I am pleased to submit the enclosed applications for minor variance and land severance. These applications relate to Coreslab's property located on Highway No. 5 West, in the former municipality of Flamborough, now the City of Hamilton.

Having regard for the City of Hamilton submission requirements, the following material is attached in support of our applications:

- Two copies of an application for Consent to Sever Land,
- Two copies of an application for Minor Variance,
- Two copies of a Sketch illustrating the proposed severance and the minor variance request regarding lot frontage,
- Reduced Site Plan for the Hollowcore Precast Concrete Plant,
- Reduced copies of revised Draft Plan of Subdivision 25T-87017,
- Combined application fee of $1,570.00, payable to the City of Hamilton and check for $250.00, payable to the Hamilton Region Conservation Authority).

1.0 BACKGROUND AND CONTEXT

The Coreslab property has a total area of approximately 120 acres, approximately 80 of which are located within the Waterdown Urban Area and designated and zoned for Industrial purposes. The remainder of the property is outside the urban boundary and designated as Agriculture. Full municipal services are available to the property

29 Bond Street South, Hamilton, Ontario L8S 1S8 T 905 520 5491 E-mail jwebb@gsp-planning.com
www.gsp-planning.com

The Coreslab property has recently received Site Plan Approval for a hollowcore precast concrete facility. Site development is underway and includes the hollowcore plant located north of Borers Creek, a new bridge crossing over Borers creek and the road that will connect the plant to the entrance at Highway No. 5. A copy of the Site Plan is enclosed with this submission.

The property is also subject to Draft Approved Plan of Subdivision 25T-87017. This approval is currently under review by City of Hamilton Planning and Development Department Staff as Coreslab has submitted a revised Plan of Subdivision which proposes a number of minor modifications to the original Draft Approved Plan. The Plan will be further revised to remove the strip of land proposed to be severed. A copy of the Plan, last revised on September 19, 2001, is enclosed with this submission.

The lands within the revised Draft Plan include a property labeled on the Draft Plan as Block 14. This residential property was acquired separately from the balance of the Coreslab property and is owned by a related company, Pyramid Properties Inc. The intent is to demolish the dwelling and merge Block 14 with the adjoining Block 1.

2.0 SUMMARY OF PROPOSAL

Applications are being submitted to address two objectives; a reduction in the number of required parking spaces for the hollowcore plant, and secondly, a severance to allow the conveyance of a narrow strip of land with a corresponding request for a variance from the minimum lot frontage requirement. These two objectives are described in detail below.

2.1 REDUCTION OF PARKING STANDARD

Coreslab presently operates a hollowcore plant in the City of Burlington which will be closed and replaced by the new Flamborough facility. Based on the Burlington facility and knowledge of the production capacity of the new hollowcore plant, Coreslab has projected the total number of employees to be 24 workers per shift in the plant and storage area, and a total of 38 office staff. The number of workers in the plant is small given the nature of the production process and the high degree of automation in this new state of the art facility.

The maximum number of employees that would be on-site would occur in the afternoon during a shift change. There would be 38 employees in the office and two shifts of plant employees (24 plus 24) for a combined total of 86 people.

Based on the parking standards contained in the former Town of Flamborough Zoning By-law, the Coreslab facility is required to provide 205 parking spaces, three of which

are designated as handicapped spaces. There is an obvious disparity between the required number of spaces and the maximum number of employees that would be on-site.

The minor variance requests a reduction in the number of required parking spaces to reflect the maximum number of employees. In addition to 86 spaces for the maximum number of employees, it is reasonable to provide 10 additional parking spaces for visitors. Thus, the variance seeks approval for a maximum of 96 parking spaces, which would include 2 handicapped spaces. With a total building gross floor area of 8,810 square metres, the revised standard equals approximately one space per 92 square metres of total floor area.

It is my opinion that the variance is appropriate, having regard for unique nature of the Coreslab operation and similarities with the parking standards from other municipalities. For example, other municipalities such as Brantford and Burlington only require 1 space per 100 sq. metres of industrial floor space.

As a further measure, it is recommended that this variance will apply only to Coreslab's specific use, a hollowcore precast concrete plant. This measure would ensure that a future change in use would not be eligible for the reduced standard and would have to provide parking based on the applicable Zoning By-law standards.

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Coreslab wishes to sever a narrow strip of land located at the front of their property and convey the land to the abutting property, #81 Highway No. 5 West, as a lot addition. The driveway to #81 is presently located on Coreslab's land in a location that would interfere with the future development of the lands within the proposed industrial Plan of Subdivision. The driveway seems to have been in this location for some time and predates Coreslab purchase of the property. The intent of the land severance is to provide suitable area for the relocation of the driveway onto the enlarged property for #81.

We have reviewed this proposal with the Ministry of Transportation as they are the responsible agency for Highway No. 5. The Ministry has no objection to the relocation of the driveway as the new location provides for an increased separation from the new intersection being constructed by Coreslab.

As a consequence of conveying the strip of land, an application for minor variance will be required as proposed Block One on the revised Plan of Subdivision will no longer meet the minimum frontage regulation established for the M1 Zone (Prestige Industrial). For this reason, the enclosed application for minor variance includes a request for relief from the M1 Zone regulation for lot frontage. While the regulation requires a minimum

of 40 metres of lot width , only 33 metres is available measured across the width of Block One and Block 14 as shown on the revised Plan of Subdivision. The proposed variance is a reduction in the frontage requirement to 33metres.

It is my opinion that the requested variance is minor in nature. While the Block has an irregular shape, narrowest at the frontage with Highway No.5, the width increases and does meet the minimum requirement of 40 metres within the front half of the Block. We have evaluated the reconfigured Block and assured ourselves that an appropriately sized building can be accommodated on the lot having regard for the additional regulations of the M1 Zone Category.

As noted on the Draft Plan, Block One is owned by Coreslab International and Block 14 is owned by a related company, Pyramid Properties. The intent has been for these Blocks to merge in title through the Subdivision approvals process. As the variance request is being considered prior to approvals for the revised Plan of Subdivision, the process to merge these two Blocks will be completed in connection with the application for minor variance and land severance.

3.0 SUMMARY

It is my opinion that the proposed land severance and minor variances are appropriate. The variances are minor in nature and will provide for the orderly development of the subject lands. Further, these applications will maintain the general purpose and intent of the Industrial Policies and Regulations of the Town of Flamborough Official Plan and Zoning By-law.

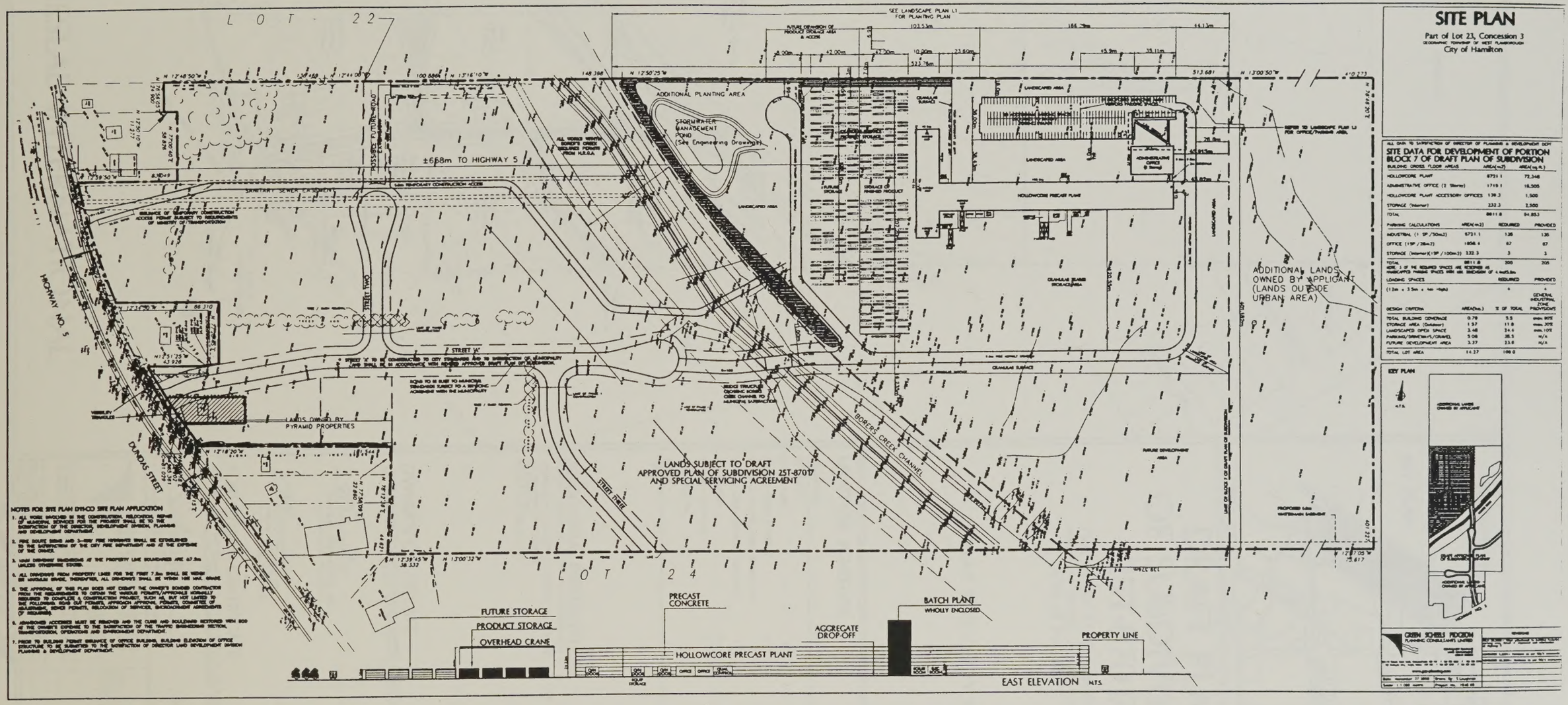
Please give me a call should you have any questions or require additional information following your review of the enclosed applications.

Yours truly,

GREEN SCHEELS PIDGEON PLANNING CONSULTANTS

James Webb, MCIP, RPP
Senior Planner

cc: Charlie McConnell, City of Hamilton (cover letter only)
Lou Franciosa, Coreslab International (with all attachments)



SITE PLAN

Part of Lot 23, Concession 3
GEOGRAPHIC TOWNSHIP OF WEST FLAMBOROUGH
City of Hamilton

ALL DATA TO SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT DEPT

SITE DATA FOR DEVELOPMENT OF PORTION BLOCK 7 OF DRAFT PLAN OF SUBDIVISION

BUILDING GROSS FLOOR AREAS

	AREA (m²)	AREA (sq ft.)
HOLLOWCORE PLANT	6731.1	72,348
ADMINISTRATIVE OFFICE (2 Storey)	1719.1	18,505
HOLLOWCORE PLANT ACCESSORY OFFICES	139.3	1,500
STORAGE (Interior)	232.3	2,500
TOTAL	8811.8	94,853

PARKING CALCULATIONS	AREA (m²)	REQUIRED	PROVIDED
INDUSTRIAL (1 SP / 50m²)	6731.1	135	135
OFFICE (1 SP / 28m²)	1858.4	67	67
STORAGE (Interior) (1 SP / 100m²)	232.3	3	3
TOTAL	8811.8	205	205

NOTE: 3 OF THE REQUIRED SPACES ARE RESERVED AS HANDICAPPED PARKING SPACES WITH AN DIMENSION OF 4.4m x 6.0m.

LOADING SPACES	REQUIRED	PROVIDED
(12m x 3.5m x 4m High)	4	4 GENERAL INDUSTRIAL ZONE PROVISIONS

DESIGN CRITERIA	AREA (ha.)	% OF TOTAL	PROVISIONS
TOTAL BUILDING COVERAGE	0.79	5.5	max. 80%
STORAGE AREA (Outdoor)	1.57	11.0	max. 30%
LANDSCAPED OPEN SPACE	3.48	24.4	min. 10%
PARKING/DRIVEWAYS/GRAVEL	5.08	35.5	N/A
FUTURE DEVELOPMENT AREA	3.37	23.6	N/A
TOTAL LOT AREA	14.27	100.0	

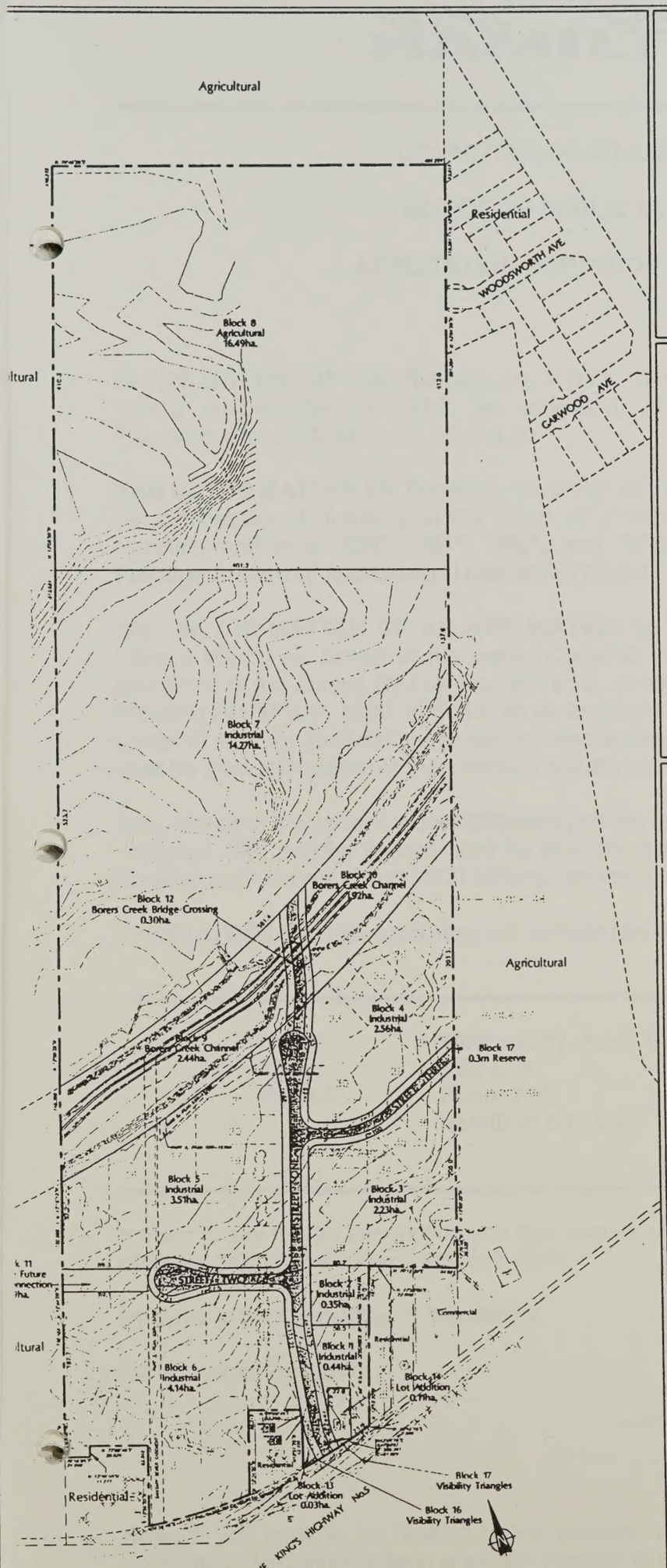
KEY PLAN

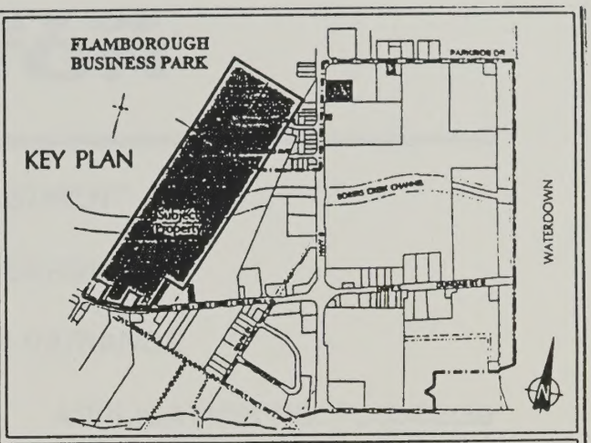
NOTES FOR SITE PLAN DYNCO SITE PLAN APPLICATION

1. ALL WORK ENCLOSED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR, DEVELOPMENT DIVISION, PLANNING AND DEVELOPMENT DEPARTMENT.
2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
3. LOT DIMENSIONS AND BOUNDARIES AT THE PROPERTY LINE BOUNDARIES ARE 0.3m UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.3m SHALL BE WITHIN 2% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAX. GRADE.
5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE RESPONSIBILITIES TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: ROAD CUT PERMITS, APPROVAL APPROVAL PERMITS, CONVEYANCE OF LAND/EASEMENT, REVISED PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS (IF REQUIRED).
6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, TRANSPORTATION, OPERATIONS AND ENVIRONMENT DEPARTMENT.
7. PRIOR TO BUILDING PERMIT ISSUANCE OF OFFICE BUILDING, BUILDING ELEVATION OF OFFICE STRUCTURE TO BE SUBMITTED TO THE SATISFACTION OF DIRECTOR LAND DEVELOPMENT DIVISION PLANNING & DEVELOPMENT DEPARTMENT.

GREEN SCHEEL PIDGEON PLANNING CONSULTANTS LIMITED

SKETCH
FL/B-02:30





DRAFT PLAN OF SUBDIVISION 25T-87017

Part of Lot 23, Concession 3
GEOGRAPHIC TOWNSHIP OF WEST FLAMBOROUGH
City of Hamilton

RED LINE REVISED JULY 17,2001

LAND USE SCHEDULE

DESCRIPTION	BLOCKS.	AREA (ha.)
INDUSTRIAL	1-7	27.50
AGRICULTURAL	8	16.49
BORERS CREEK CHANNEL	9,10	4.36
POSSIBLE FUTURE ROAD CONNECTION	11	0.19
BORERS CREEK CHANNEL CROSSING	12	0.30
LOT ADDITION	13-14	0.14
VISIBILITY TRIANGLES	15-16	0.00
0.3m RESERVE	17	0.00
ROADS		2.15
TOTAL		51.13

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT)

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON DRAFT PLAN.

h) Municipal Water Supply
i) Sanitary Sewer
k) Full Municipal Services

OWNER'S CERTIFICATE

I AUTHORIZE GREEN SCHEELS PIDGEON PLANNING CONSULTANTS LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF HAMILTON.

CORESLAB INTERNATIONAL INC.
Lou Francioso, President — 20/09/01 DATE

PYRAMID PROPERTIES INC.
Lou Francioso, President — 20/09/01 DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DASHA PAGE, O.L.S.
MacKay MacKay & Peters Limited — SEPT. 20, 2001 DATE

GREEN SCHEELS PIDGEON PLANNING CONSULTANTS LIMITED
COMMUNITY PLANNING LAND DEVELOPMENT URBAN DESIGN

www.gsp-planning.com

REVISIONS

AUGUST 31,2001 - Added visibility triangles as per drawing approved by Stantec, and minor revisions
SEPTEMBER 19,2001 - Added Woodsworth and Garwood Aves as well as some minor text revisions

Date: July 17,2001	Drawn By: S.Loughran
Scale: 1:2,000 metric	Project No.:1048.40

CORESLAB INTERNATIONAL

SKETCH

FL/B-02:30

THE New! CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. FL/A-02:59

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough), Sections 5, 28, 29 and 30.

AND IN THE MATTER OF Premises known as 87 Highway No. 5 West, and Part of lot 23, Concession 3, formerly in the Town of (West) Flamborough, now in the City of Hamilton and in a **"CM", "M1", "M2", and "M2(H)" (Conservation Management, Prestige Industrial and General Industrial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Green Scheels Pidgeon (James Webb) on behalf of the owner Coreslab International Inc., for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the establishment of a 0.48 hectare parcel of land for industrial purposes notwithstanding that a minimum lot width of 33.3m shall be provided instead of the minimum required 40.0m; and,

Also, to permit a proposed industrial building on the lands to the east notwithstanding that ninety-six (96) parking spaces shall be provided instead of the minimum required one hundred and seventy-seven (177) parking spaces.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

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PLANNING CONSULTANTS LIMITED

COMMUNITY PLANNING
LAND DEVELOPMENT
URBAN DESIGN

Job No.:1048.99

March 15, 20002

City of Hamilton
Committee of Adjustment
Planning and Development Department
71 Main Street West, 7th Floor
Hamilton ON L8P 4Y5

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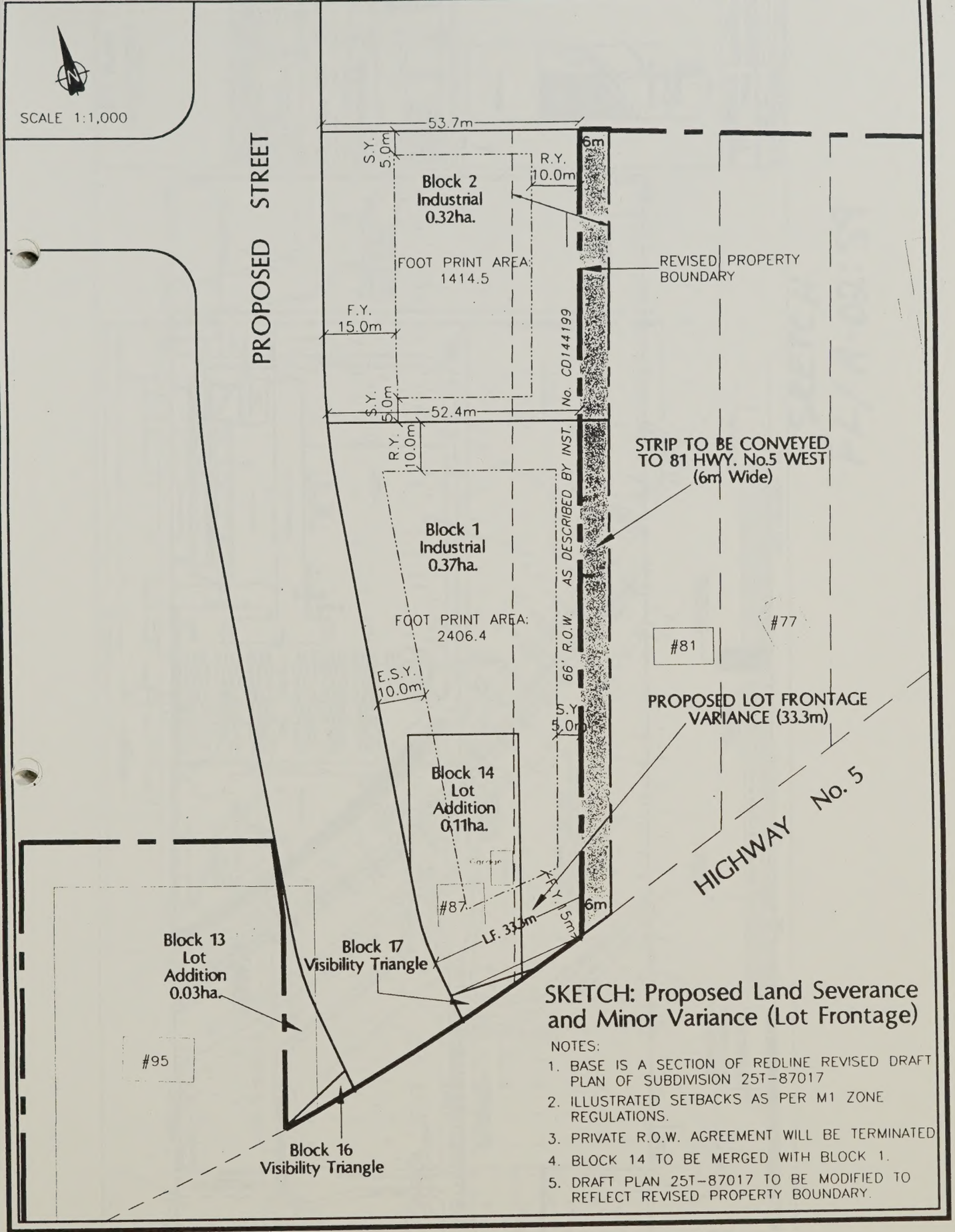
James Webb, MCIP, RPP
Senior Planner

cc: Charlie McConnell, City of Hamilton (cover letter only)
Lou Franciosa, Coreslab International (with all attachments)

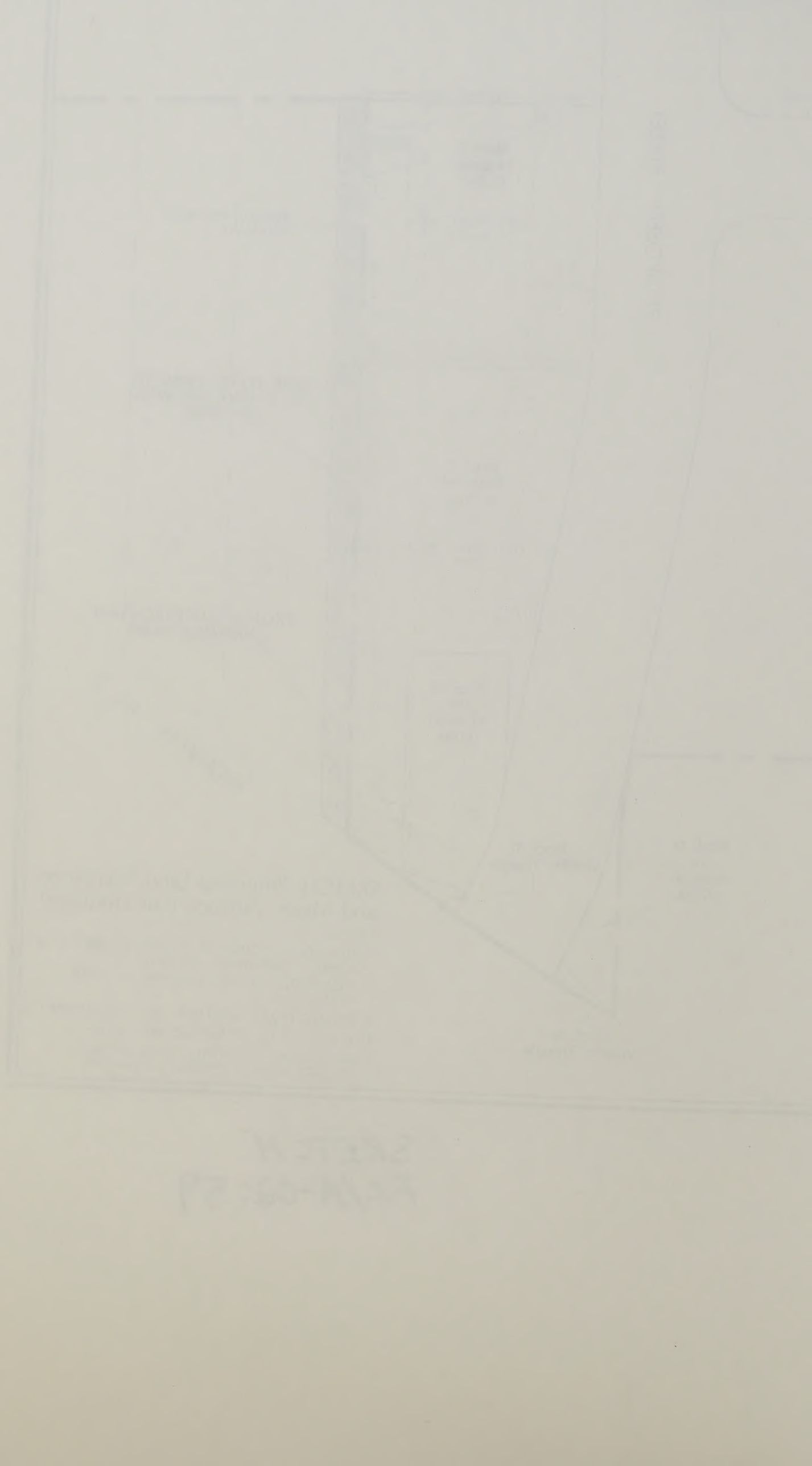


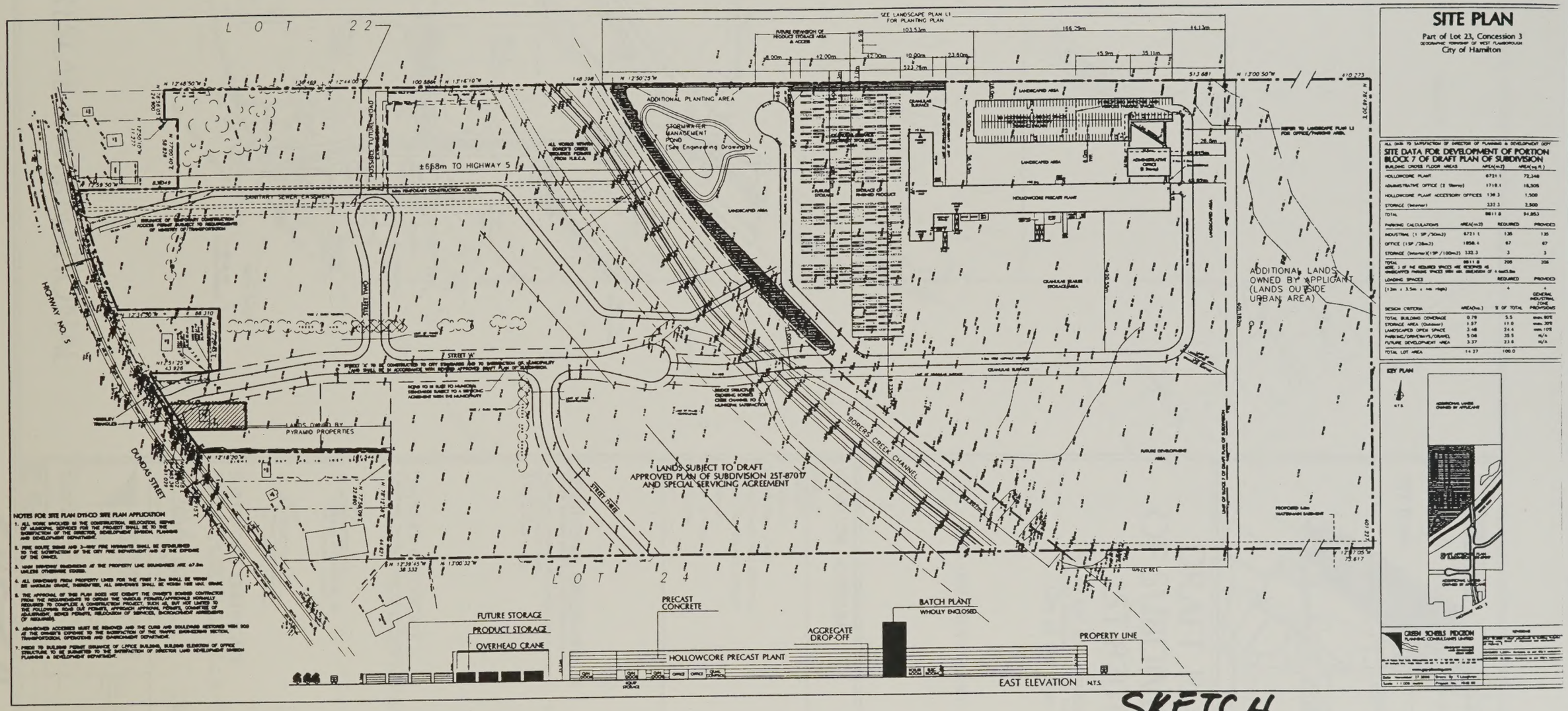
SKETCH: Proposed Land Severance and Minor Variance (Lot Frontage)

NOTES:

1. BASE IS A SECTION OF REDLINE REVISED DRAFT PLAN OF SUBDIVISION 25T-87017
2. ILLUSTRATED SETBACKS AS PER M1 ZONE REGULATIONS.
3. PRIVATE R.O.W. AGREEMENT WILL BE TERMINATED
4. BLOCK 14 TO BE MERGED WITH BLOCK 1.
5. DRAFT PLAN 25T-87017 TO BE MODIFIED TO REFLECT REVISED PROPERTY BOUNDARY.

SKETCH
FL/A-02:59





SITE PLAN

Part of Lot 23, Concession 3
GEOGRAPHIC TOWNSHIP OF WEST FLAMBOROUGH
City of Hamilton

ALL DATA TO SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT DEPT

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STORAGE (Interior)(1SP/100m²)	232.3	3	3
TOTAL	8811.8	205	208

MORE 3 OF THE REQUIRED SPACES ARE RESERVED AS UNDERSIZED PARKING SPACES WITH DIMENSIONS OF 4.6m/5.8m

LOADING SPACES	REQUIRED	PROVIDED
(12m x 3.5m x no. High)	4	4 GENERAL INDUSTRIAL ZONE PROVISIONS

DESIGN CRITERIA	AREA(ha.)	% OF TOTAL	
TOTAL BUILDING COVERAGE	0.79	5.5	min. 80%
STORAGE AREA (Outdoor)	1.57	11.0	min. 30%
LANDSCAPED OPEN SPACE	3.48	24.4	min. 10%
PARKING/DRIVEWAYS/GRAVEL	5.06	35.5	N/A
FUTURE DEVELOPMENT AREA	3.37	23.6	N/A
TOTAL LOT AREA	14.27	100.0	

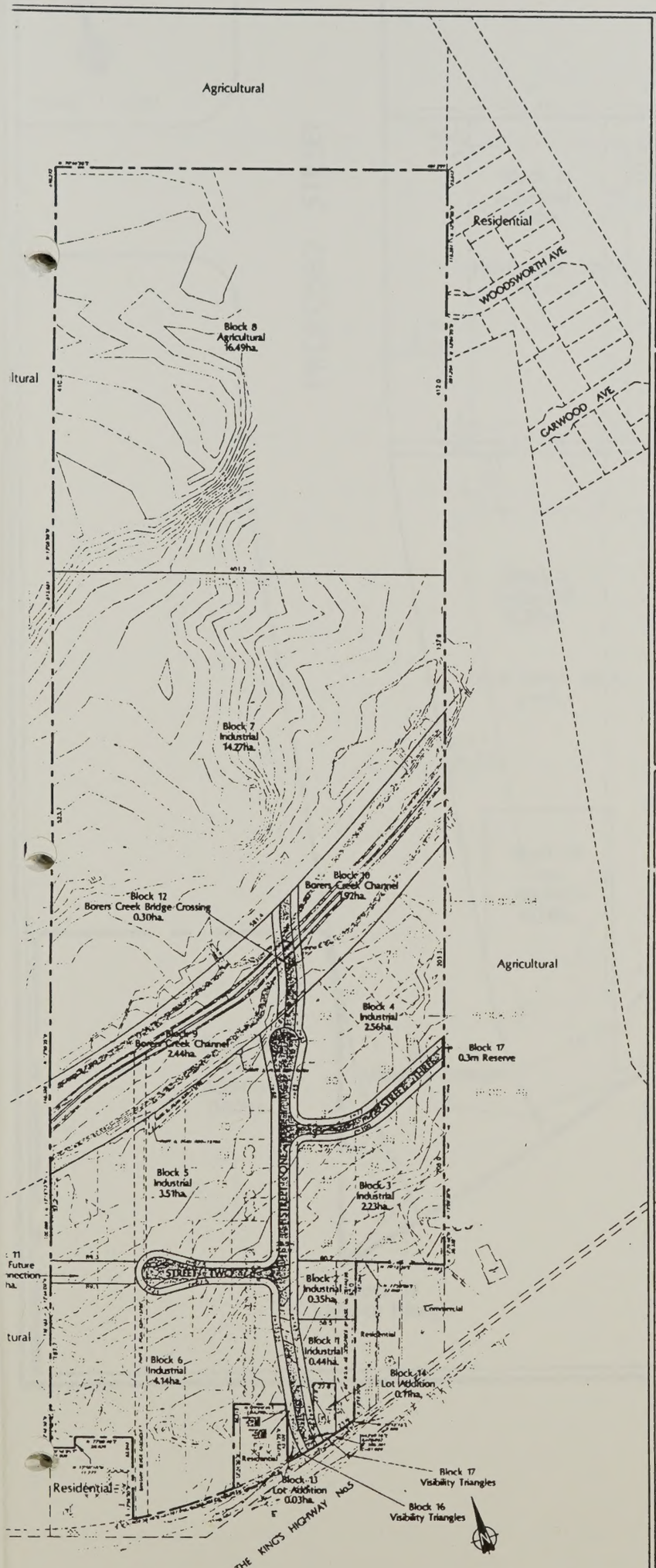
KEY PLAN

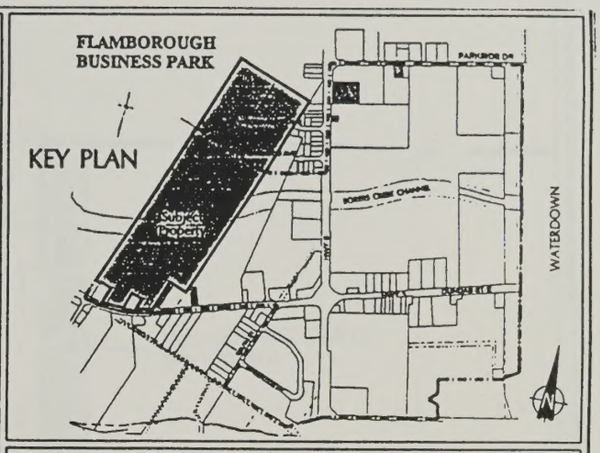
GREEN SCHEELS PEDDLER PLANNING CONSULTANTS LIMITED

NOTES FOR SITE PLAN DYI-CO SITE PLAN APPLICATION

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE, TO THE SATISFACTION OF THE DIRECTOR, DEVELOPMENT DIVISION, PLANNING AND DEVELOPMENT DEPARTMENT.
2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
3. NOISE BARRIERS/BERMS/BERMS AT THE PROPERTY LINE BOUNDARIES ARE 67.5m UNLESS OTHERWISE STATED.
4. ALL DISCHARGE FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN SIX MAXIMUM GRADE, THEREAFTER, ALL DISCHARGE SHALL BE WITHIN THE MAX. GRADE.
5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: ROAD CUT PERMITS, APPROACH APPROVAL PERMITS, COMMITTEE OF ADJUSTMENT, REMOVE PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS (IF REQUIRED).
6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, TRANSPORTATION, OPERATIONS AND ENFORCEMENT DEPARTMENT.
7. PRIOR TO BUILDING PERMIT ISSUANCE OF LARGE BUILDING, BUILDING ELEVATION OF OFFICE STRUCTURE TO BE SUBMITTED TO THE SATISFACTION OF DIRECTOR LAND DEVELOPMENT DIVISION PLANNING & DEVELOPMENT DEPARTMENT.

SKETCH
FL/A-02:59





DRAFT PLAN OF SUBDIVISION 25T-87017

Part of Lot 23, Concession 3
GEOGRAPHIC TOWNSHIP OF WEST FLAMBOROUGH
City of Hamilton

RED LINE REVISED JULY 17,2001

LAND USE SCHEDULE

DESCRIPTION	BLOCKS.	AREA (ha.)
INDUSTRIAL	1-7	27.50
AGRICULTURAL	8	16.49
BORERS CREEK CHANNEL	9,10	4.36
POSSIBLE FUTURE ROAD CONNECTION	11	0.10
BORERS CREEK CHANNEL CROSSING	12	0.30
LOT ADDITION	13-14	0.14
VISIBILITY TRIANGLES	15-16	0.00
0.3m RESERVE	17	0.00
ROADS		2.15
TOTAL		51.13

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT)

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON DRAFT PLAN.
h) Municipal Water Supply
i) Chivery sill
k) Full Municipal Services

OWNER'S CERTIFICATE

I AUTHORIZE GREEN SCHEELS PIDGEON PLANNING CONSULTANTS LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF HAMILTON.

Mfrancisa — 20/09/01
CORESLAB INTERNATIONAL INC. — DATE
Lou Francioso, President

Mfrancisa — 20/09/01
PYRAMID PROPERTIES INC. — DATE
Lou Francioso, President

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

Dasha Pagi — SEPT. 20, 2001
DASHA PAGI, O.L.S. — DATE
MacKay MacKay & Peters Limited

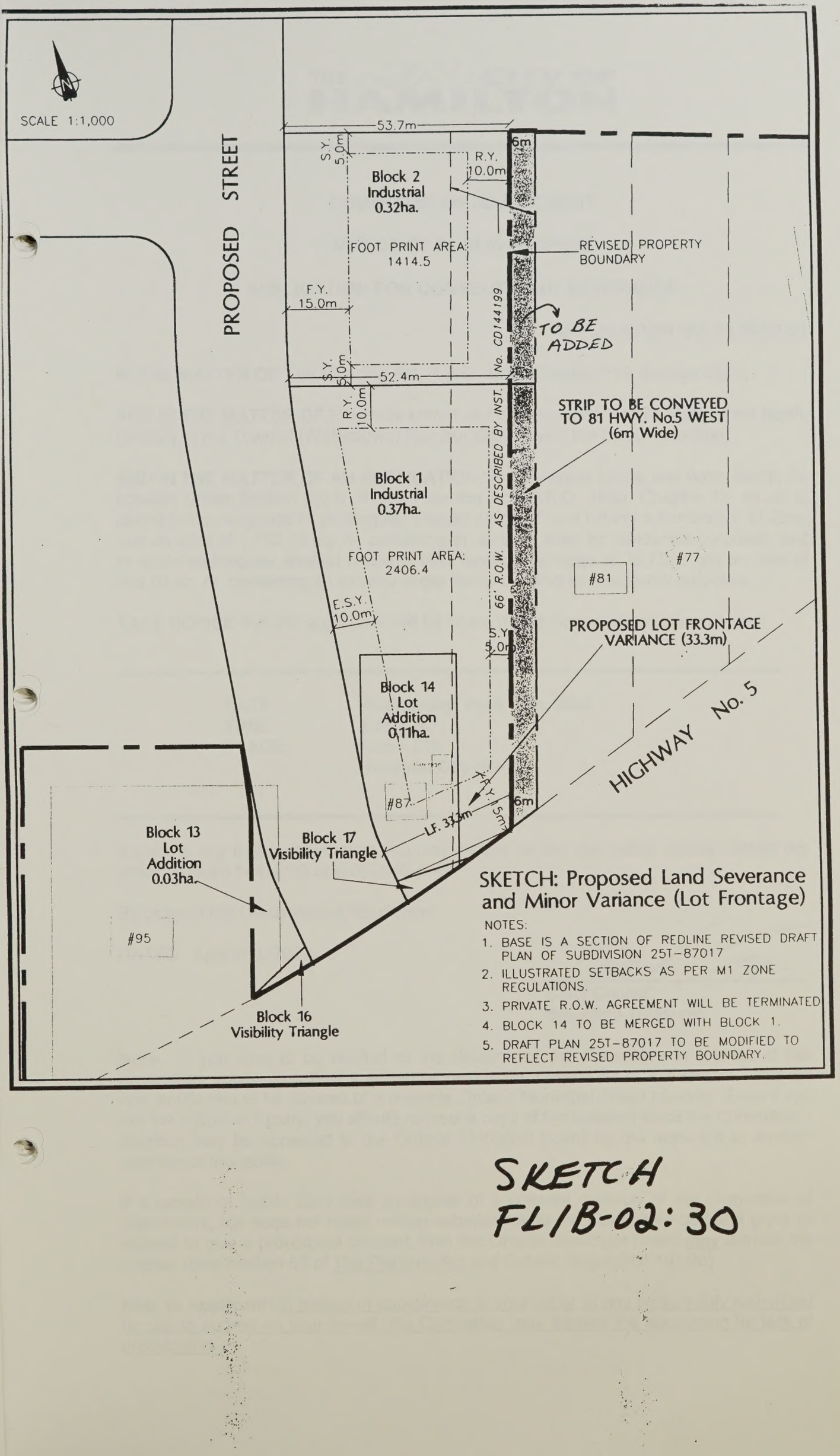
GREEN SCHEELS PIDGEON
PLANNING CONSULTANTS LIMITED
COMMUNITY PLANNING
LAND DEVELOPMENT
URBAN DESIGN
www.gsp-planning.com

REVISIONS
AUGUST 31,2001 - Added visibility triangles as per drawing provided by Stantec, and minor revisions
SEPTEMBER 19,2001 - Added Woodworth and Garwood Ave as well as some minor text revisions

Date: July 17,2001	Drawn By: S.Loughran
Scale: 1:2,000 metric	Project No.:1048.40

CORESLAB INTERNATIONAL

SKETCH
FL/A-02:59



SKETCH: Proposed Land Severance and Minor Variance (Lot Frontage)

NOTES:

1. BASE IS A SECTION OF REDLINE REVISED DRAFT PLAN OF SUBDIVISION 25T-87017
2. ILLUSTRATED SETBACKS AS PER M1 ZONE REGULATIONS.
3. PRIVATE R.O.W. AGREEMENT WILL BE TERMINATED
4. BLOCK 14 TO BE MERGED WITH BLOCK 1.
5. DRAFT PLAN 25T-87017 TO BE MODIFIED TO REFLECT REVISED PROPERTY BOUNDARY.

SKETCH
FL1B-02:30

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. FL/B-02:31

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 173 Main Street North, formerly in the Town of (Waterdown) Flamborough, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the owners Lynne and Brian Sharp, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of an irregular shaped parcel of land having a frontage of 17.25m, and an area of 1,752.13 sq. m. containing an existing shed for residential purposes, and to retain an irregular shaped parcel of land having a frontage of 28.75m, and an area of 985.02 sq. m. containing an existing single family dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**3:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

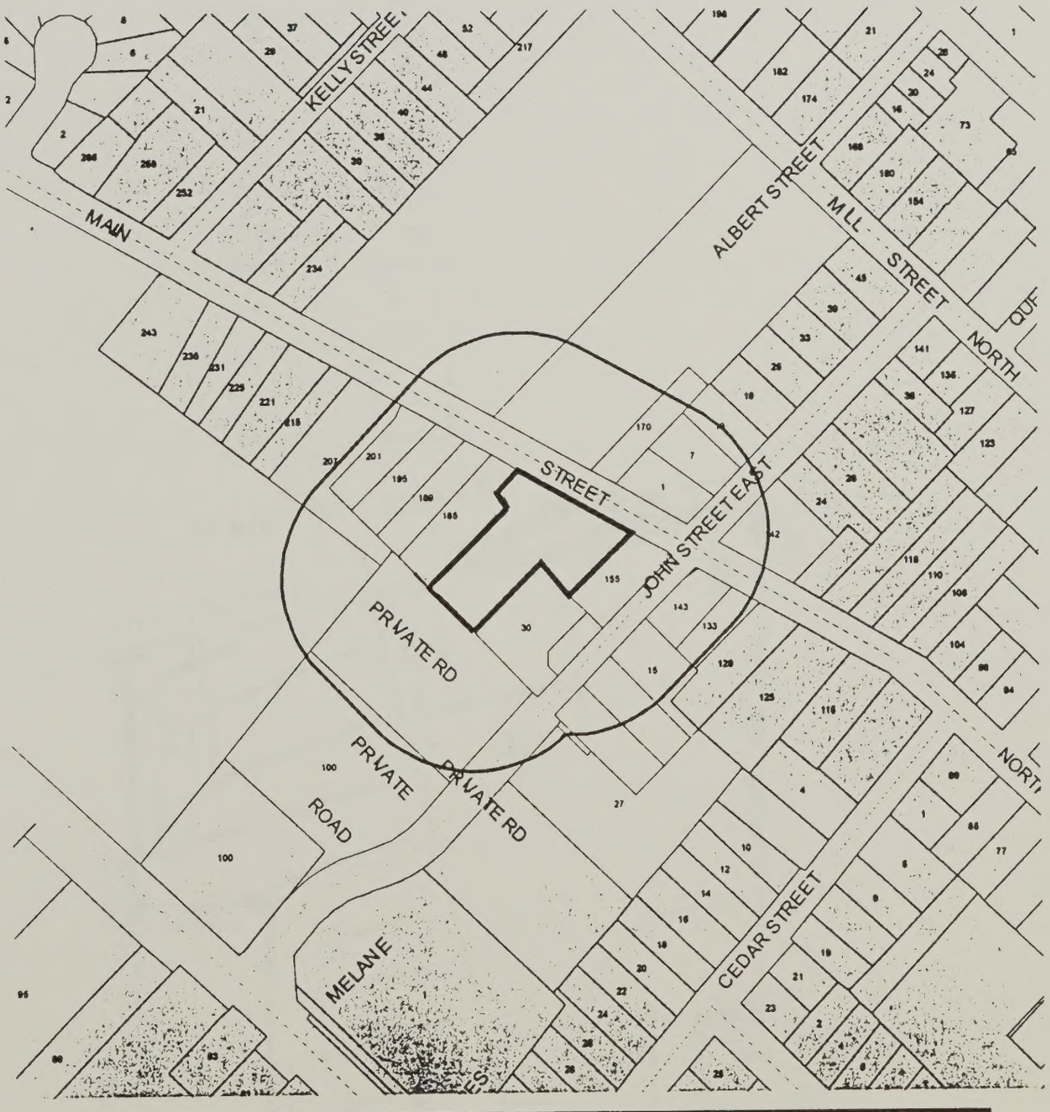
CITY OF HAMILTON

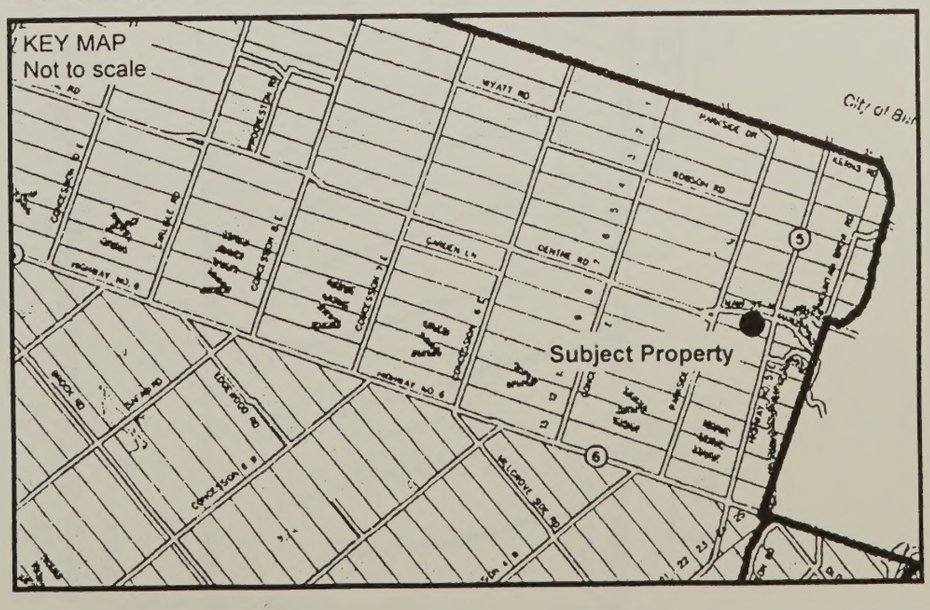
COMMITTEE OF ADJUSTMENT

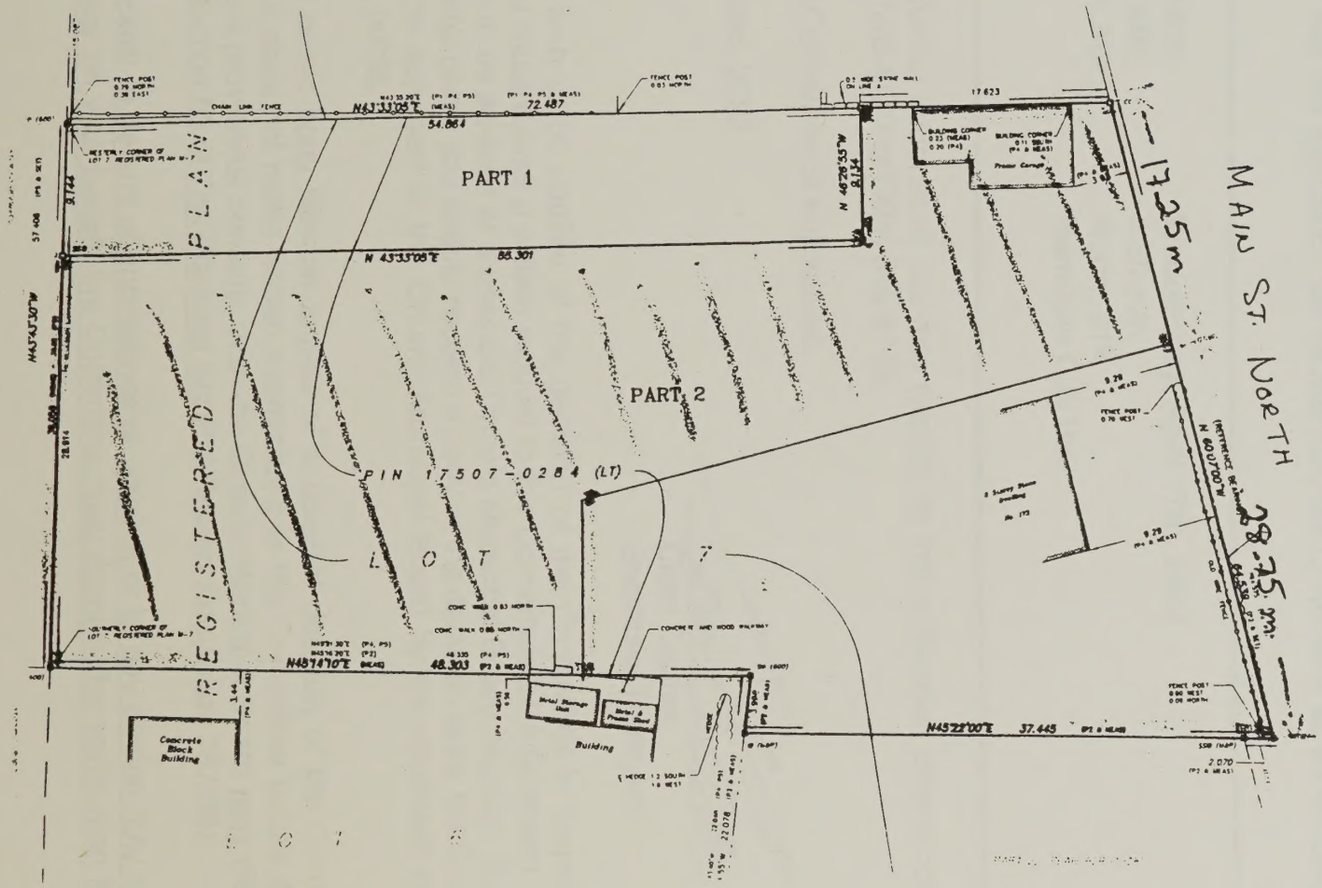
N

PLAN SHOWING
PART OF LOT 7, Reg. Plan M-7
173 Main St. N., 25183033816200
FORMERLY TOWNSHIP OF (EAST FLAMBOROUGH)
TOWN OF FLAMBOROUGH
NOW IN THE
CITY OF HAMILTON

SKETCH
FL/B-02:31







To be Severed.

To be retained

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. AN/B-02:29

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 995 Old Mohawk Road, formerly in the Town of Ancaster, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Micor Developments Inc. (Michael J. Corrado) on behalf of the owners John Douglas and Margaret Ann Tyrrell, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land having a frontage of approximately 33.5m (110'), and an area of approximately 2,043.8 sq. m. for residential purposes, and to retain a parcel of land having a frontage of approximately 30.48m (100') and an area of approximately 1,858 sq. m. containng an existing single family dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**3:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

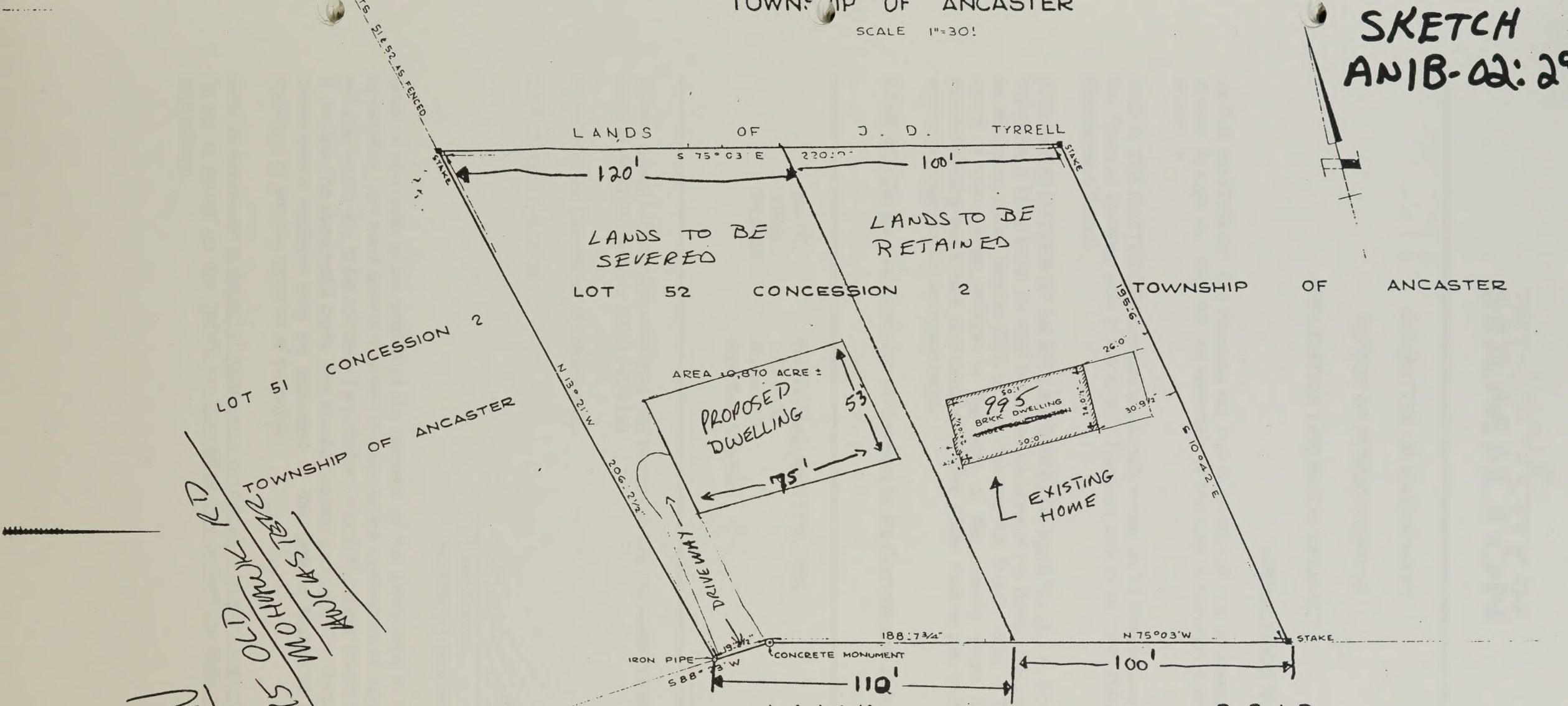
If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

TOWNSHIP OF ANCASTER

SCALE 1"=30'

SKETCH
ANIB-02:29



SITE PLAN
FOR
995 OLD MOHAWK RD
ANCASTER

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERN LIMIT OF MOHAWK ROAD

SIDNEY W. WOODS

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. DN/A-02:56

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3581-86, as amended, of the City of Hamilton (formerly Dundas), Section 9.

AND IN THE MATTER OF Premises municipally known as 53 Hillside Avenue, formerly in the Town of Dundas, now in the City of Hamilton and in an **"R2" (Single Detached Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Douglas A. Scott on behalf of the owner J. Irene Scott, for relief from the provisions of the Zoning By-Law No. 3581-86, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a one storey addition to the front of the existing single family dwelling notwithstanding that a front yard depth of at least 3.69m shall be provided instead of the minimum required 6.0m front yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

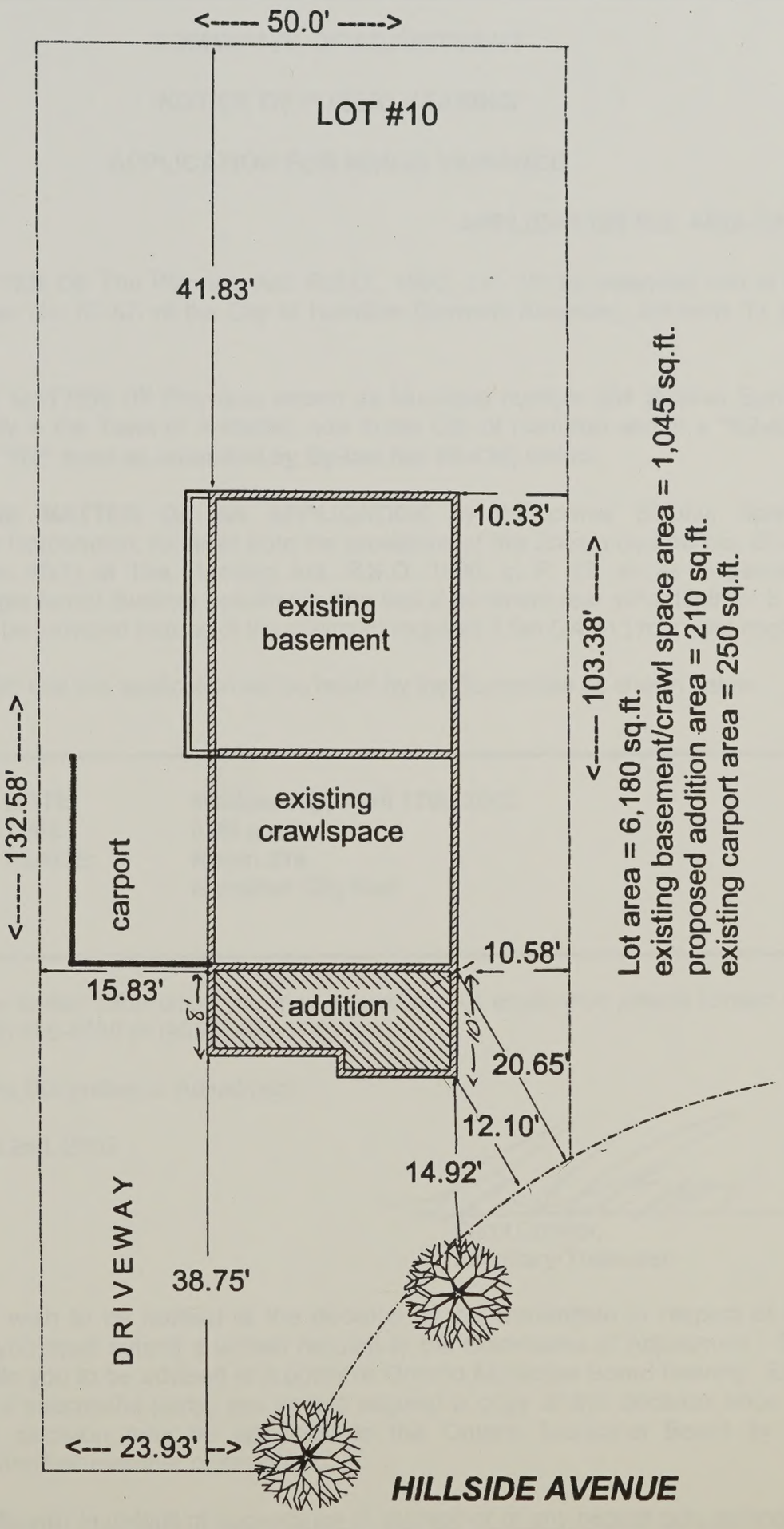
DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
DN/A·02:56



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:58

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Sections 11 and 34.

AND IN THE MATTER OF Premises known as Municipal number 264 Sulphur Springs Road, formerly in the Town of Ancaster, now in the City of Hamilton and in a **"R2-428" (Residential "R2" zone as amended by By-law No. 98-136)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Sulphur Springs Development Corporation, for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed single family dwelling notwithstanding that a minimum rear yard depth of 5.1m (16.73') shall be provided instead of the minimum required 7.5m (24.61') rear yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**3:40 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH AN/A-02:58

B809-X

CARRIAGE GATE HOMES

SKETCH OF
LOT 43 – WARD ESTATE
REGISTERED PLAN 62M-916
CITY OF HAMILTON
(FORMERLY TOWN OF ANCASTER)
SCALE 1:200
0 5 10 metres

G. G. ALDWORTH

(ESTABLISHED ACCORDING TO REGISTERED PLAN No 62M-916)
FOXRIDGE DRIVE
CENTRE LINE OF ROAD
CURB

(226.35) (226.31) (226.25) (226.08)

(226.53) 28.49 (226.43) N 78°34'00"E

(226.46) PROPOSED DRIVE 5.2% 7.62 7.48

(226.26) N 58°22'15"W 10.23

BLOCK 50 STREET WIDENING

CATCH BASIN WITH BIRDCAGE TOP
bot. of grate EL.(226.02)

CB

226.85 6.50 GARAGE 1.98 3.96

226.85 2.85 0.60 PORCH 1.32 3.96 5 RISERS

227.16

227.00

5.14

13.50 MIN.

2.2%

SWALE S(226.25)

PROPOSED DWELLING

GAR.FL.EL.=226.85
1st.FL.EL.=227.85
BSMT.FL.EL.=225.25
U/S FTGS.EL.=225.02

13.26

10.56

CHIMNEY 0.40 x 1.83

227.43 1.40

5.79 227.45

7.32 227.45

1.98 4.16 1.98

227.16

62M-916

31.22 N 12°42'00"W

(227.23)

5.14

(227.30)

8.25 8.25

LOT 42

LOT 41

LOT 43

13.98

HYDRANT

N 15°18'25"W 21.93

SIDEWALK

CURB

LIGHT STANDARD

S(226.40)

S(226.56)

(227.11)

1.54

N 11°48'10"W

(227.57)

36.78 N 77°18'00"E

LOT 44

(227.10)

(226.63)

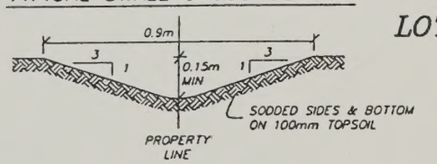
CENTRE LINE OF ROAD

SULPHUR SPRINGS ROAD
(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 42 AND 43)

(227.51)

N
W E
S

TYPICAL SWALE CROSS-SECTION



LOT FILL NOTE:
THE SUBGRADE SOILS EXPOSED AFTER EXCAVATION SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED SOILS ENGINEER AND A COPY OF THE SOILS REPORT SHALL BE FORWARDED TO THE ANCASTER BUILDING DEPARTMENT. WHERE THE FOOTINGS WILL BE PLACED ON FILL MATERIAL, THEY WILL BE DESIGNED AND APPROVED BY A QUALIFIED PROFESSIONAL ENGINEER

NOTE:
THE BUILDER IS TO VERIFY THE LOCATION OF ALL STREET HARDWARE AND UTILITIES PRIOR TO CONSTRUCTION

LOT AREA = 1090.61m²
MAX.LOT COVERAGE = 381.71m²
HOUSE AREA = 214.77 m²

LEGEND:
000.00 EXISTING GROUND ELEVATION
(000.00) PROPOSED FINISHED GROUND ELEVATION
000.00 PROPOSED FINISHED GROUND ELEVATION AT DWELLING
PROPOSED DIRECTION OF SURFACE DRAINAGE FLOW
DENOTES DOWNSPOUT
S(000.00) PROPOSED SWALE ELEVATION
EXISTING TREE TO BE REMOVED
EXISTING TREE TO REMAIN

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

FOR DISCUSSION PURPOSES

REGISTERED

MARCH 11, 2002
DATE

G. G. ALDWORTH
ONTARIO LAND SURVEYOR

C. GIAMMARCO P. ENG.

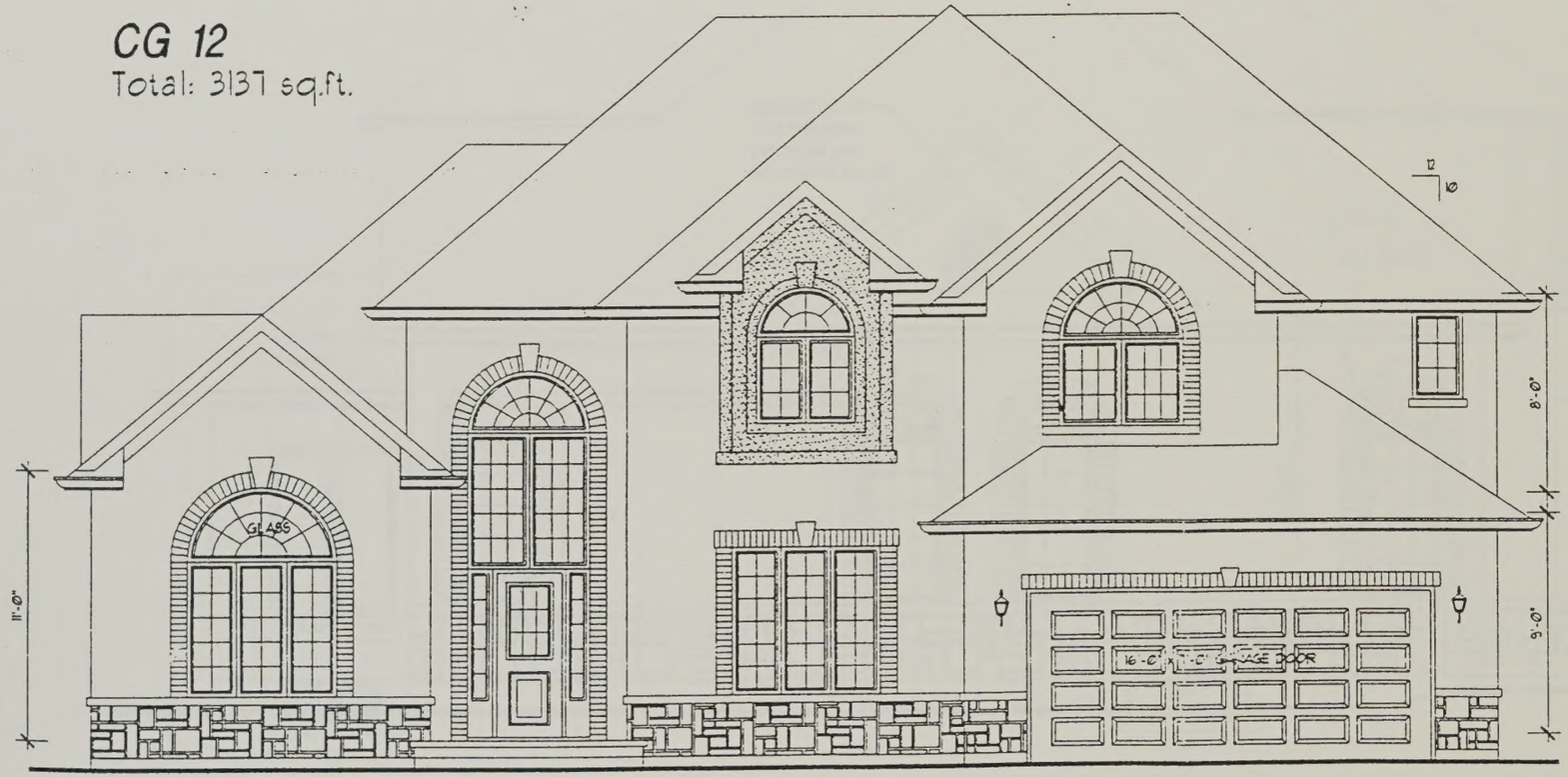
A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. [illegible]-528-8761 FAX 905-528-2289
internet email: ajc@ajclarke.com

V 608B

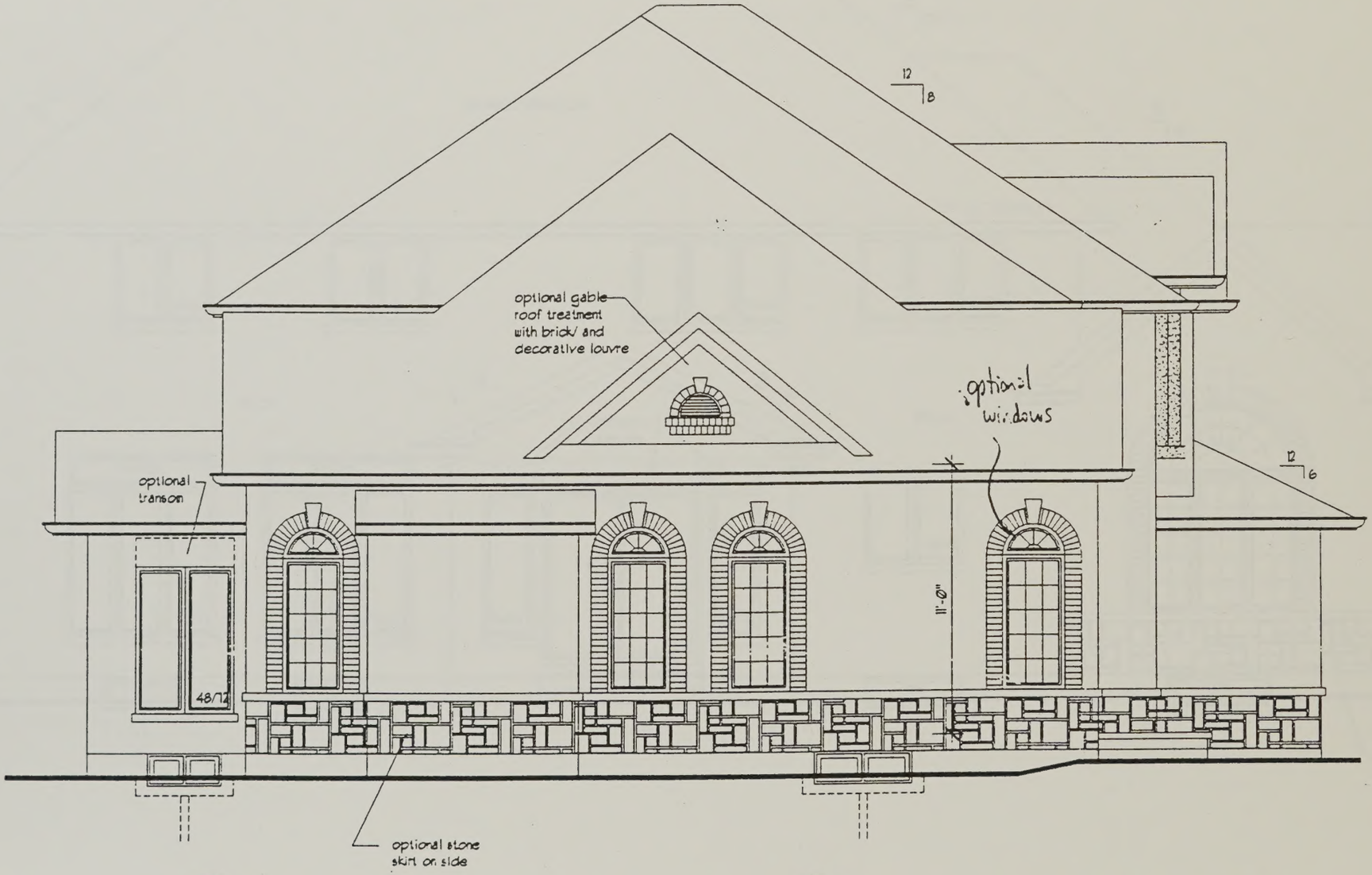
lot 43

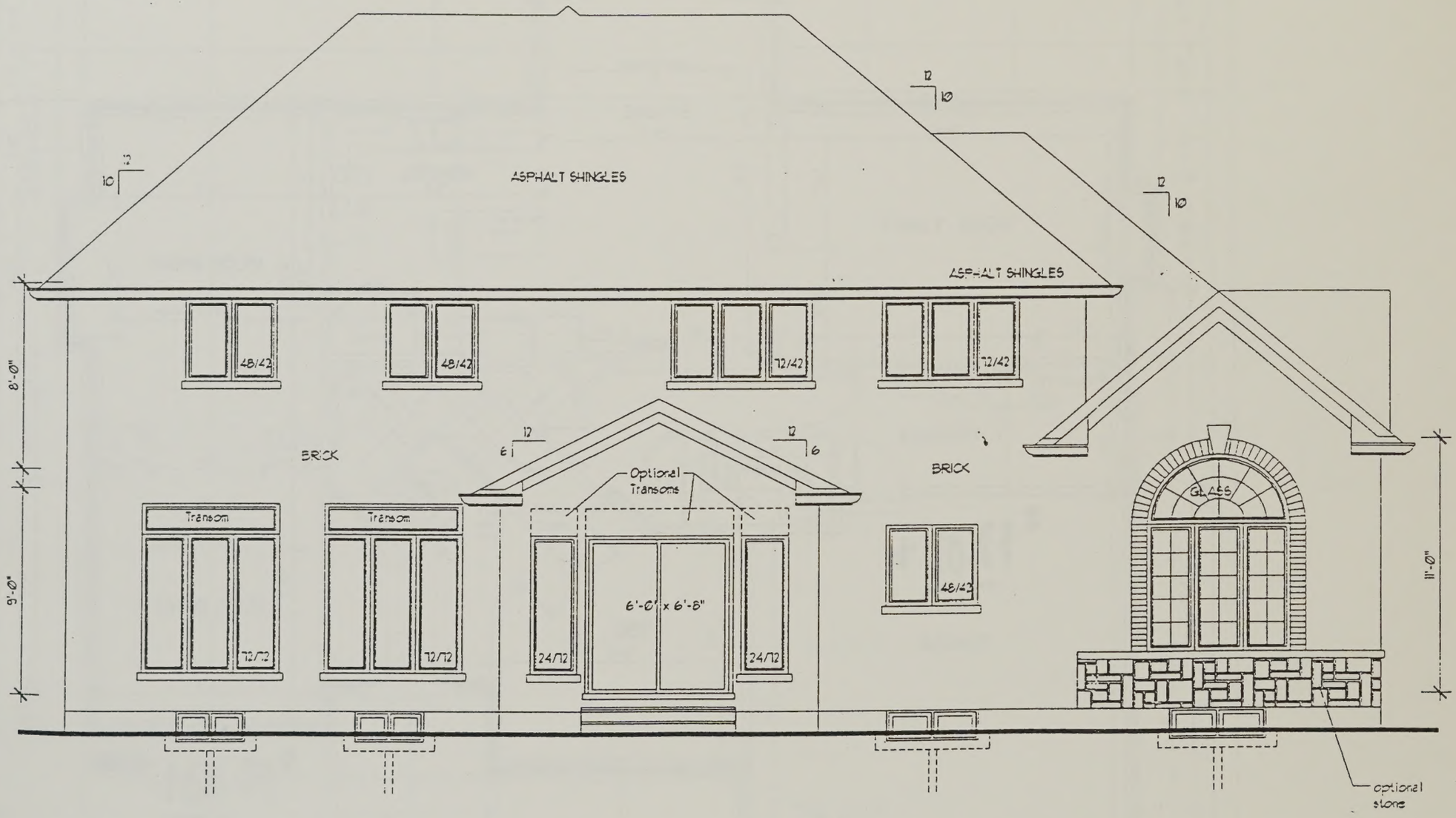
CG 12

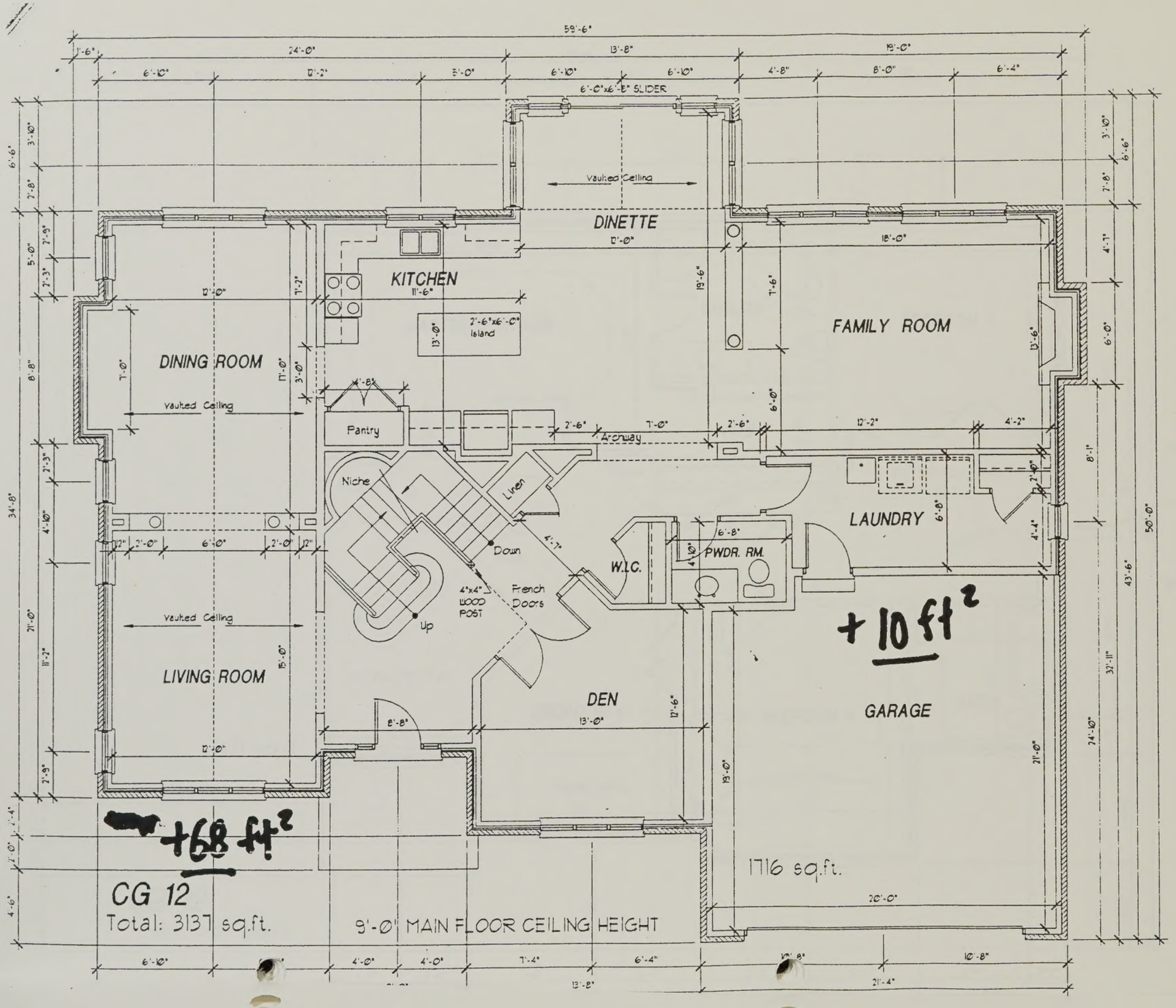
Total: 3137 sq.ft.

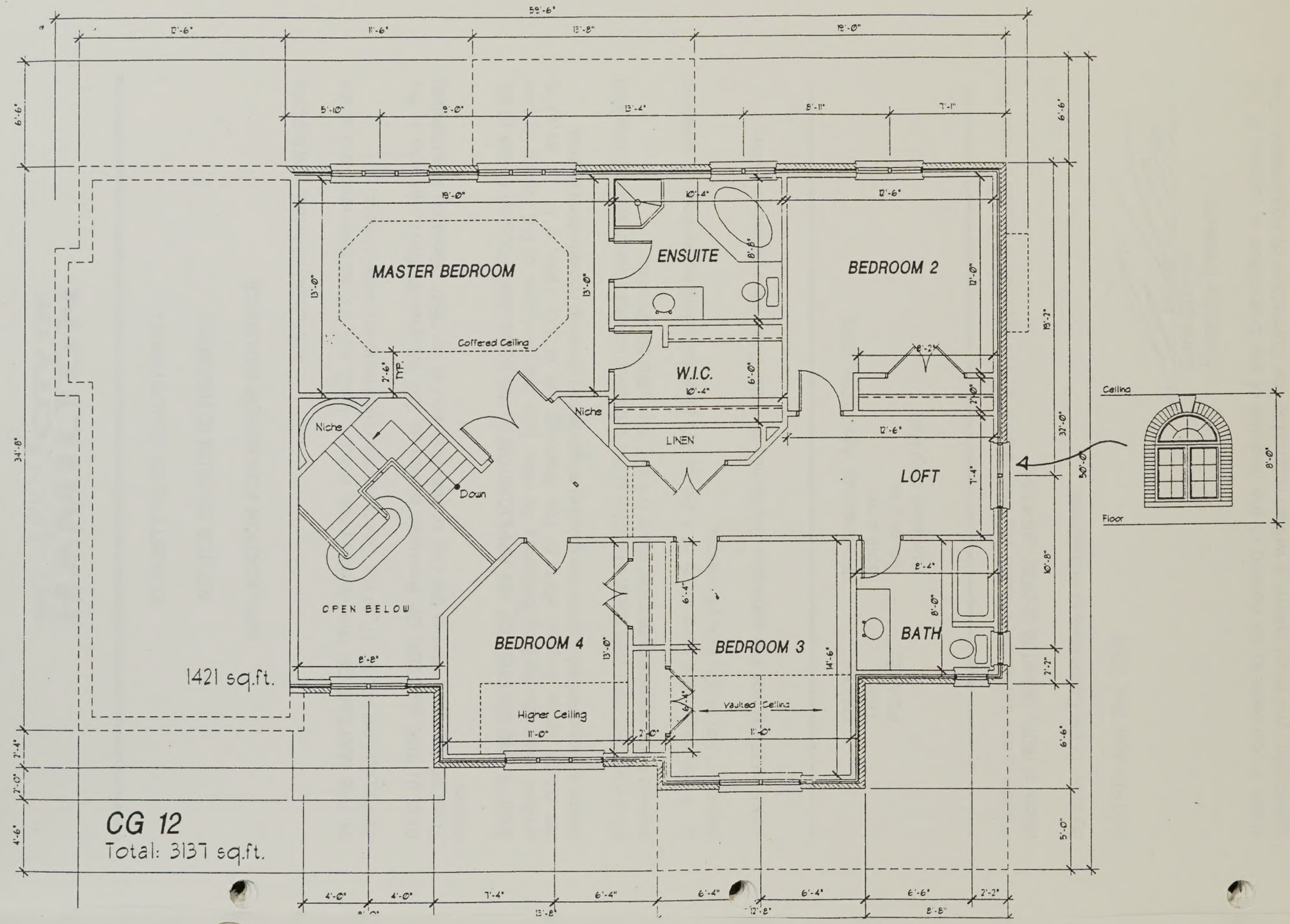


9'-0" MAIN FLOOR CEILING HEIGHT


12
8
optional gable
roof treatment
with brick/ and
decorative louvre
optional
transom
optional
windows
12
6
11'-0"
48/12
optional stone
skirt on side


ASPHALT SHINGLES
ASPHALT SHINGLES
12
10
12
10
10
48/42
48/42
72/42
72/42
BRICK
BRICK
Optional
Transoms
Transom
Transom
72/72
72/72
24/72
6'-0" x 6'-8"
24/72
48/43
GLASS
8'-0"
9'-0"
11'-0"
optional
stone


DINETTE
KITCHEN
FAMILY ROOM
DINING ROOM
Vaulted Ceiling
Pantry
Archway
Niche
Linen
Down
Up
4"x4" WOOD POST
French Doors
W.I.C.
PWDR. RM.
LAUNDRY
LIVING ROOM
DEN
GARAGE
+10 ft²
+68 ft²
1716 sq.ft.
CG 12
Total: 3137 sq.ft.
9'-0" MAIN FLOOR CEILING HEIGHT



CG 12

Total: 3137 sq.ft.

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:64

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Section 10

AND IN THE MATTER OF Premises known as 297 Woodworth Drive, formerly in the Town of Ancaster, now in the City of Hamilton and in an **"ER" (Existing Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent John Poos on behalf of the owners Jean and Sydney Emberley, for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed addition to the existing single family dwelling notwithstanding that:

1) a minimum front yard depth of 4.57m to the proposed covered porch shall be provided instead of the minimum required 6.0m (19.68') front yard depth; and,

2) a minimum side yard width of 1.2m (3.94') shall be provided instead of minimum required 1.5m (4.93') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**3:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

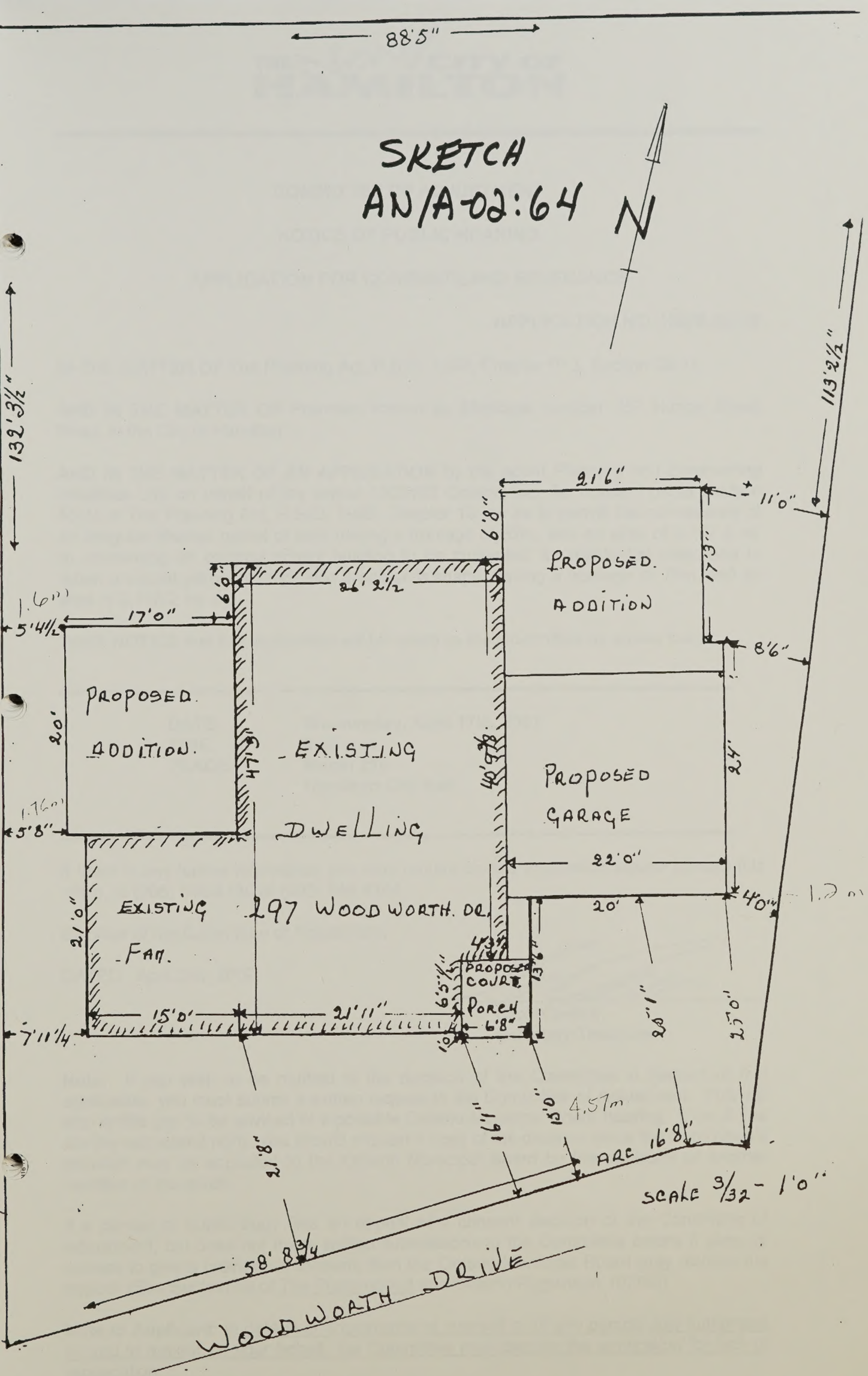
By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


88'5"
SKETCH
AN/A-02:64
N
132'3½"
113'2½"
21'6"
11'0"
6'8"
17'3"
PROPOSED
ADDITION
26'2½"
6'0"
17'0"
5'4½"
8'6"
PROPOSED
ADDITION
20'
EXISTING
DWELLING
47'3"
PROPOSED
GARAGE
24'
22'0"
4'0"
5'8"
EXISTING
FAM.
21'0"
297 WOODWORTH DR.
20'
PROPOSED
COVRD
PORCH
6'8"
15'0"
21'11"
7'11¼
16'1"
15'0"
4.57m
ARC 16'8"
21'8"
SCALE 3/32 - 1'0"
58'8¾
WOODWORTH DRIVE

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:32

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 357 Hunter Street West, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Planning and Engineering Initiatives Ltd. on behalf of the owner 1502465 Ontario Inc., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of an irregular shaped parcel of land having a frontage of 52m, and an area of 2,707.4 sq. m. containing an existing school building to be converted for residential units, and to retain a vacant parcel of land, also irregular in shape, having a frontage of 23m, and an area of 2,118.2 sq. m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**3:50 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

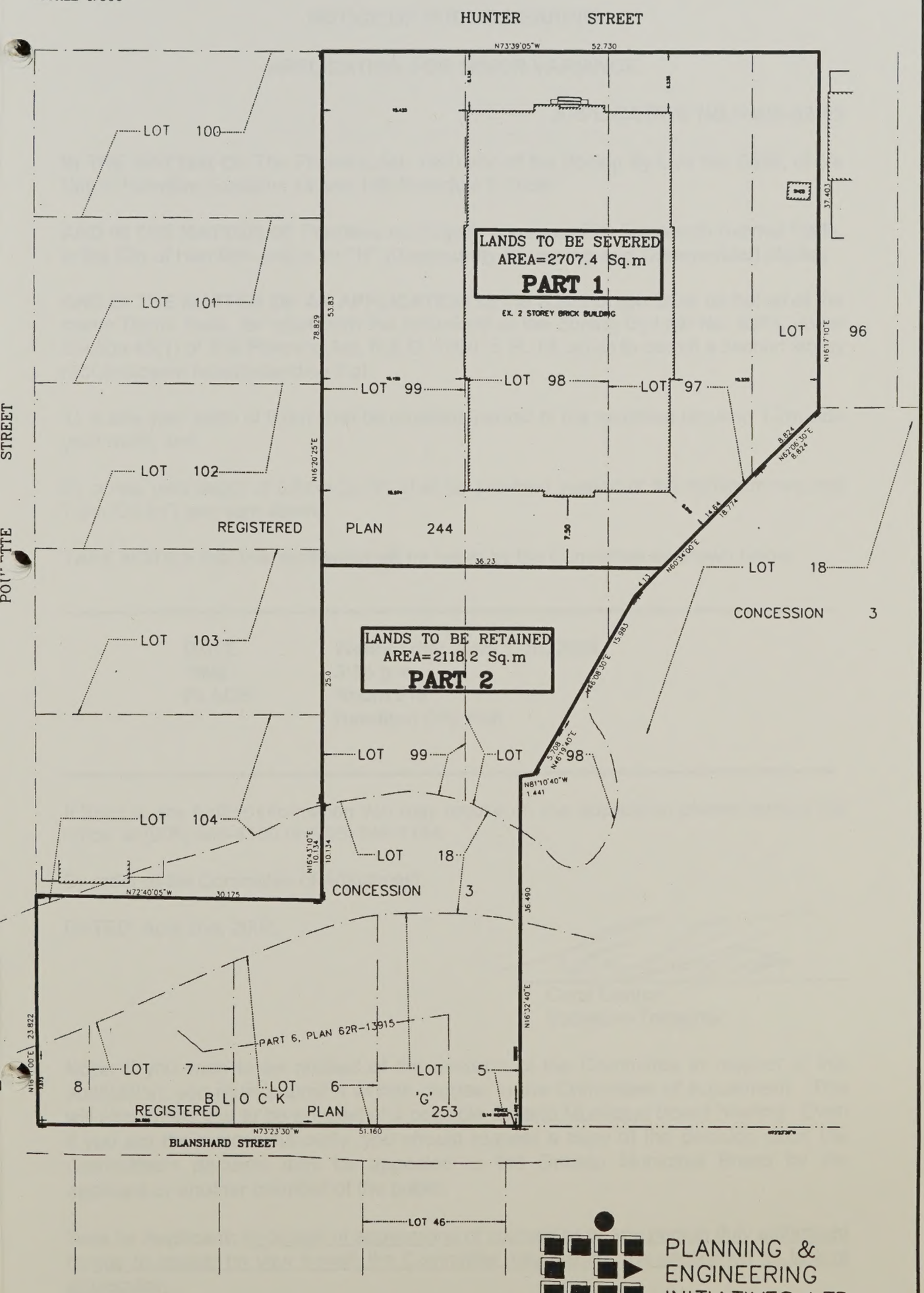
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SEVERANCE SKETCH

OF
PART OF LOTS 96, 98, AND 104, AND ALL OF LOTS 97 AND 99
REGISTERED PLAN 244
AND
ALL OF LOTS 5, 6, AND 7, AND PART OF LOT 8, BLOCK G
REGISTERED PLAN 253
AND
PART OF LOT 18, CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF BARTON
IN THE
CITY OF HAMILTON

SCALE 1:500

SKETCH
HM/B-02:32



PLANNING & ENGINEERING INITIATIVES LTD.

PLANNERS
CONSULTING
ENGINEERS &
LANDSCAPE
ARCHITECTS

360 James Street North, Suite 200
Hamilton, Ontario L8L 1H5
Tel. (905)546-1010 Fax (905)546-1011
e-mail: hamilton@peil.net

HAMILTON • KITCHENER-WATERLOO • MISSISSAUGA

SOURCE: A.T. McLAREN LIMITED, DRAWING No. 29684
DATE: JANUARY 2002

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:53

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 14 and 19B Schedule S-1058

AND IN THE MATTER OF Premises municipally known as 229 Kenilworth Avenue North, in the City of Hamilton and in an **"H" (Community Shopping and Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Drago Saric on behalf of the owner Damir Saric, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a second storey roof enclosure notwithstanding that:

1) a side yard width of 0.0m shall be provided instead of the minimum required 1.2m side yard width; and,

2) a rear yard depth of 0.84m (2.76') shall be provided instead of the minimum required 7.5m (24.61') rear yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**3:55 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

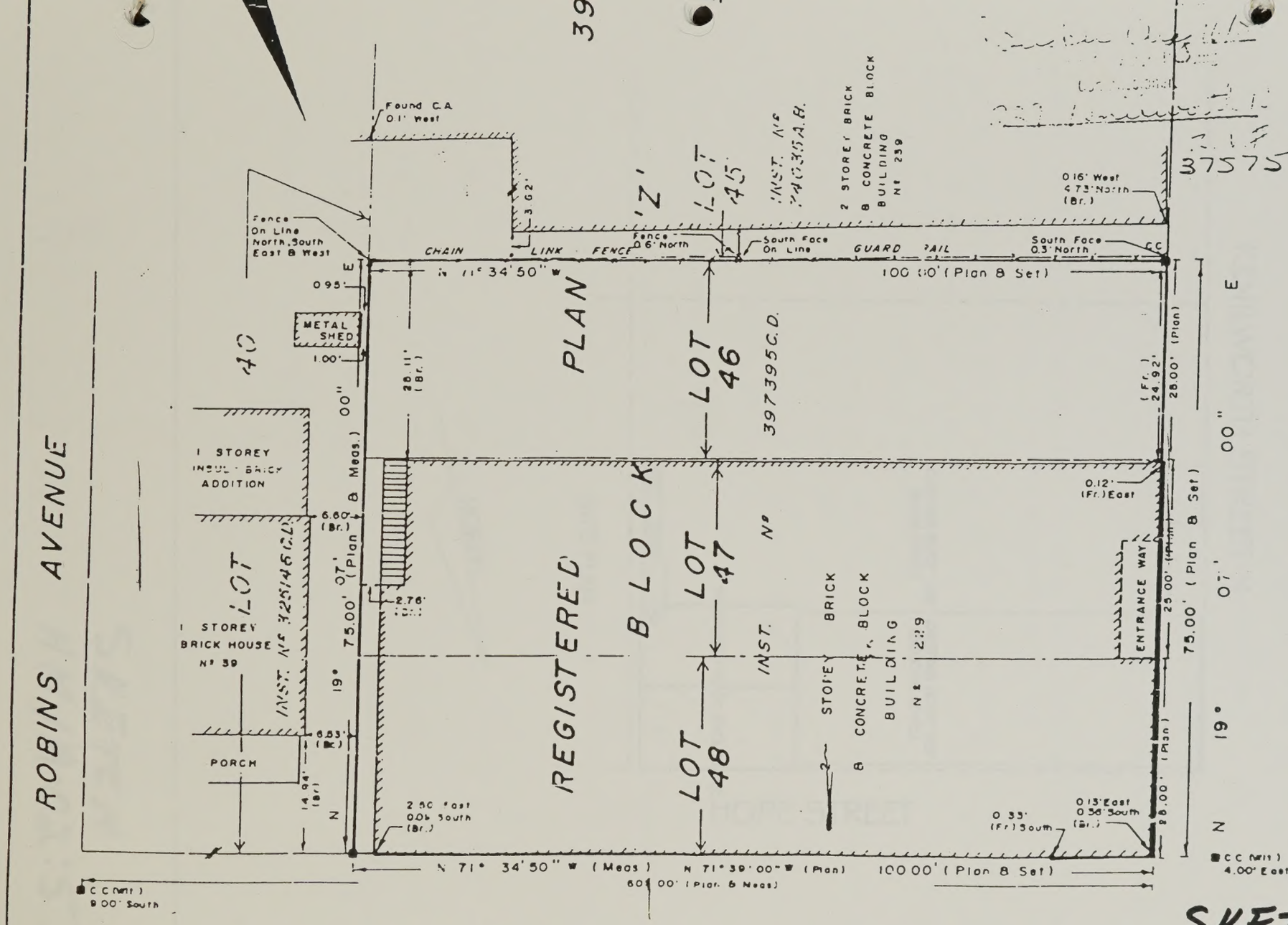
By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



GUIDO CO
ONTARIO
1987

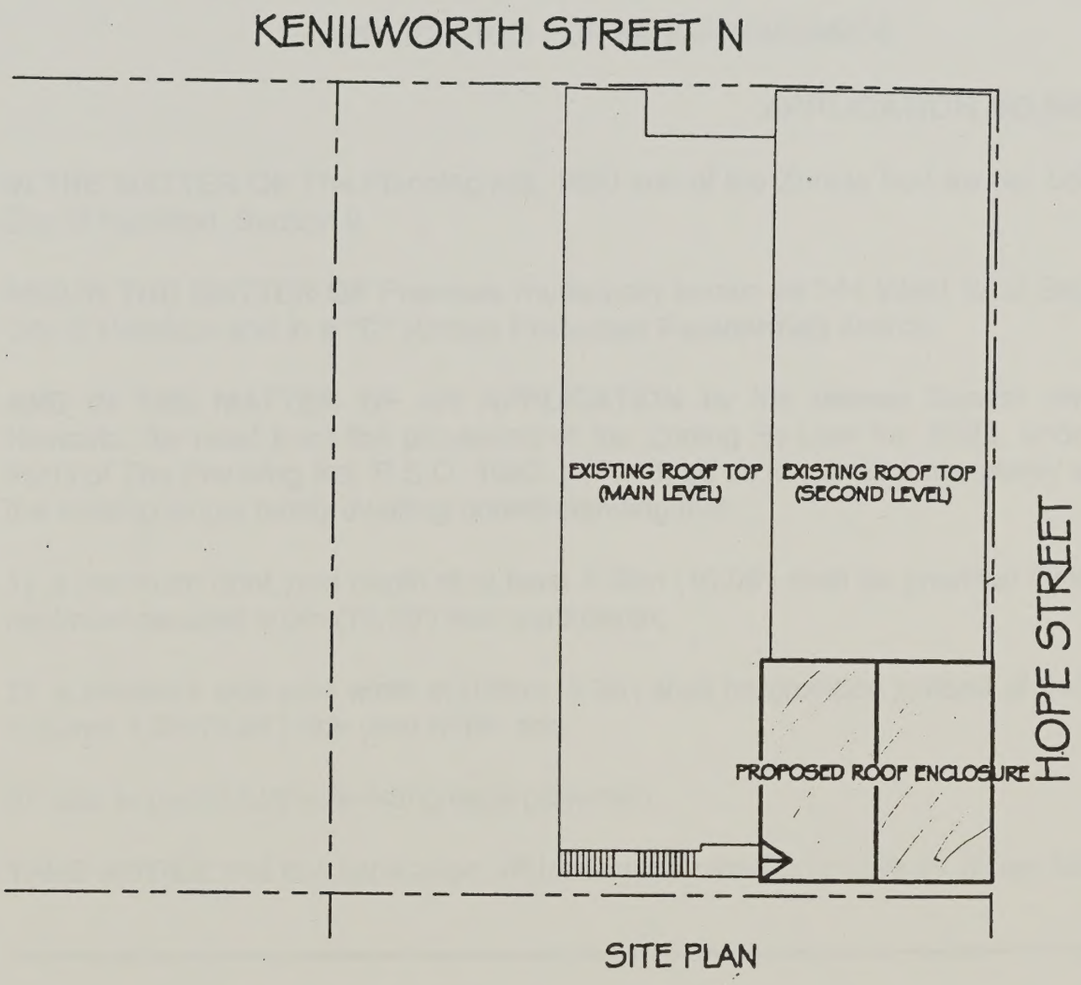
BEARING
BEARINGS ARE
THE WESTERLY
AS SHOWN ON
BEARING OF N

LEGEND
SURVEY MONUM
SURVEY MONUM
STANDARD IRON
IRON BAR
ROUND IRON BA
IRON TUBE
CUT CROSS
SURVEY NAIL
CONCRETE MONU
CUT ARROW
WITNESS
BRICK
FRAME
SIDING
CONCRETE BASE
REGISTERED PLA

SURVEYOR'
I CERTIFY THAT
THE FIELD SURV
COMPLETED ON

JUNE 11, 198
DATE

SKETCH
HM/A-02:53



SKETCH
HM/A-02:53

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:55

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section 9

AND IN THE MATTER OF Premises municipally known as 244 West 32nd Street, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Sandro and Sharon Nevicato, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a two storey addition to the existing single family dwelling notwithstanding that:

1) a minimum front yard depth of at least 4.90m (16.08') shall be provided instead of the minimum required 6.0m (19.69') front yard depth;

2) a minimum side yard width of 0.99m (3.25') shall be provided instead of the minimum required 1.2m (3.94') side yard width; and,

3) also to permit further existing eave projection.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**4:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

EYOR'S REAL PROPERTY REPORT (PART 1)

OF

RT OF LOTS 543, 544, 545 & 546

TERED PLAN No. 603

MONT SURVEY

E

TY OF HAMILTON

NAL MUNICIPALITY OF HAMILTON - WENTWORTH

= 20'

S SURVEYING INC.

opyright 1994 - L.G. Woods Surveying Inc.
AN OFFENCE TO COPY THIS PLAN WITHOUT PERMISSION

1 - PLAN PREPARED FOR THE EXCLUSIVE USE OF GLORIA NARDI - BELL, BARR. & SOL.

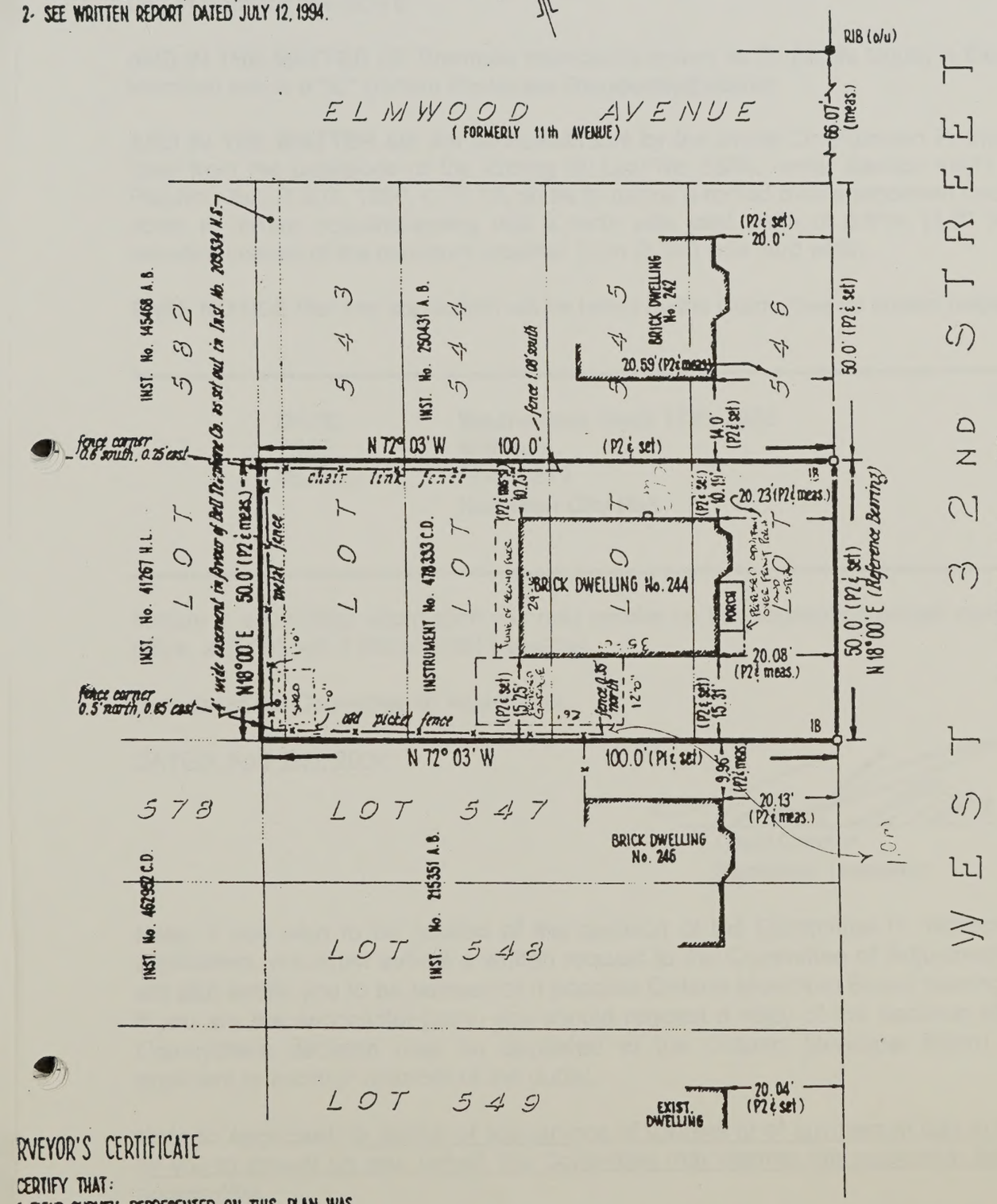
2 - SEE WRITTEN REPORT DATED JULY 12, 1994.

LEGEND

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERN LIMIT OF WEST 32nd STREET AS SHOWN ON REGISTERED PLAN No. 603, HAVING A BEARING OF N18°00'E.

□	DENOTES	PLANTED MONUMENT
■	DENOTES	FOUND MONUMENT
RIB	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
o/u	DENOTES	ORIGIN UNKNOWN
P1	DENOTES	REGISTERED PLAN No. 603
P2	DENOTES	PLAN BY S.W. WOODS OLS (JULY 16, 1952)

SKETCH
HM/A-02:55



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 6th DAY OF JULY, 1994.

JULY 12, 1994 .....

L. G. WOODS OLS

L. G. Woods Surveying Inc.
PROFESSIONAL LAND SURVEYORS
334 HATT STREET · DUNDAS, ONTARIO · L9H 2H9
PHONE (905) 627-0978

FILE No 94-175

THE NEW CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:57

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section 9

AND IN THE MATTER OF Premises municipally known as 26 Elodia Court, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Dr. Faustino P. Moniz, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a roofed over unenclosed one storey porch to remain notwithstanding that a north side yard width of 0.91m (3.0') shall be provided instead of the minimum required 1.2m (3.94') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**4:05 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

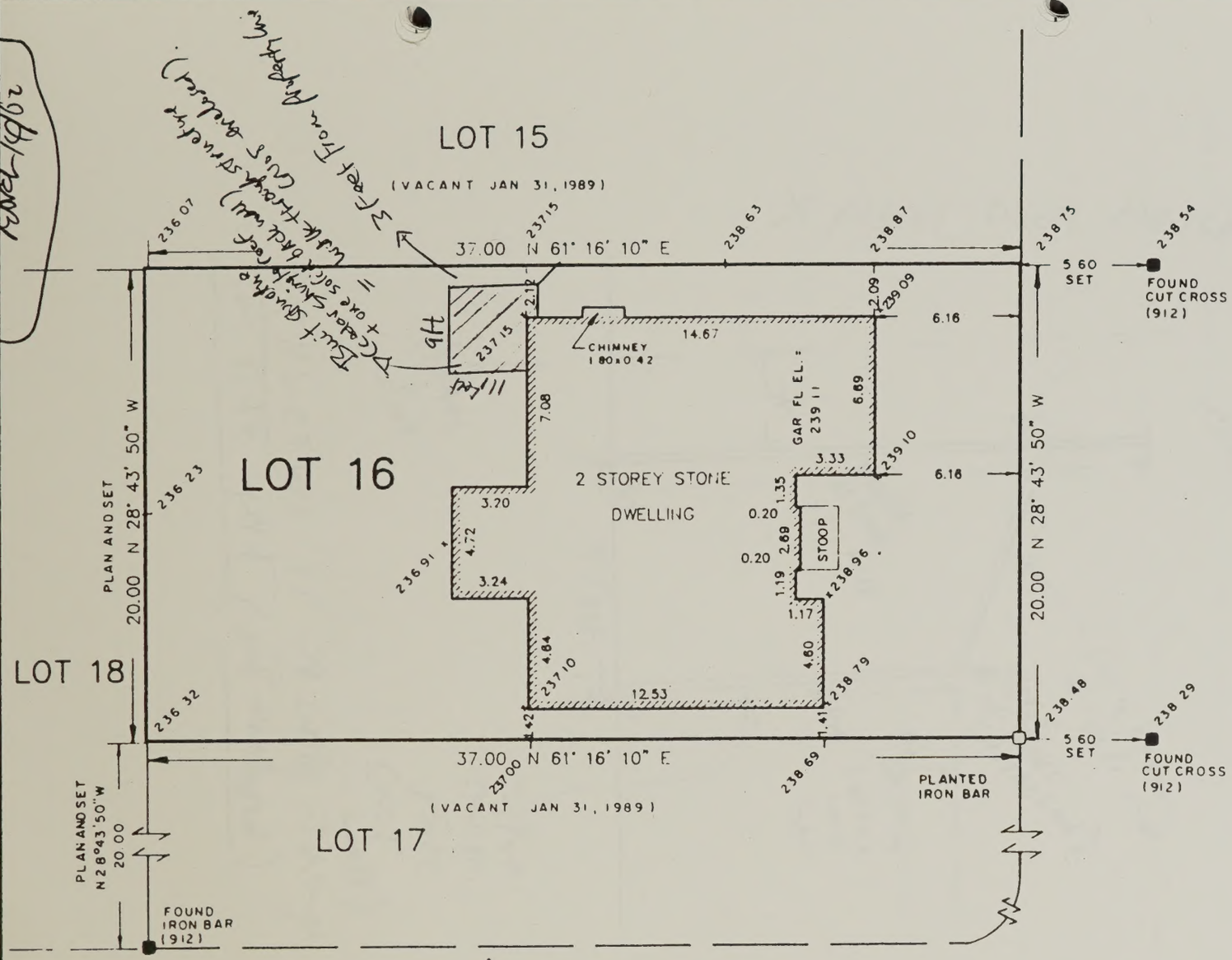
By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



BUILDING LOCATION SURVEY OF
LOT 16 – HILLSIDE TERRACE, PHASE 4
REGISTERED PLAN No. 62M–568
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON–WENTWORTH
SCALE 1:250
0 5 10 metres

B.J. CLARKE O.L.S.
1989

SKETCH
HM/A-02:57

H–17945

ELODIA COURT
ESTABLISHED BY REGISTERED PLAN No. 62M–568

LEGEND:

000.00 EXISTING ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE FROM AN ACTUAL FIELD SURVEY AND ADDED TO PLAN MAY 11th, 1990

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE WESTERN LIMIT OF ELODIA COURT AS SHOWN ON PLAN No. 62M–568 HAVING A BEARING OF N 28°43'50" W

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 31 st. DAY OF JANUARY, 1989

FEBRUARY 1, 1989.
DATE

B J Clarke
B. J. CLARKE
ONTARIO LAND SURVEYOR

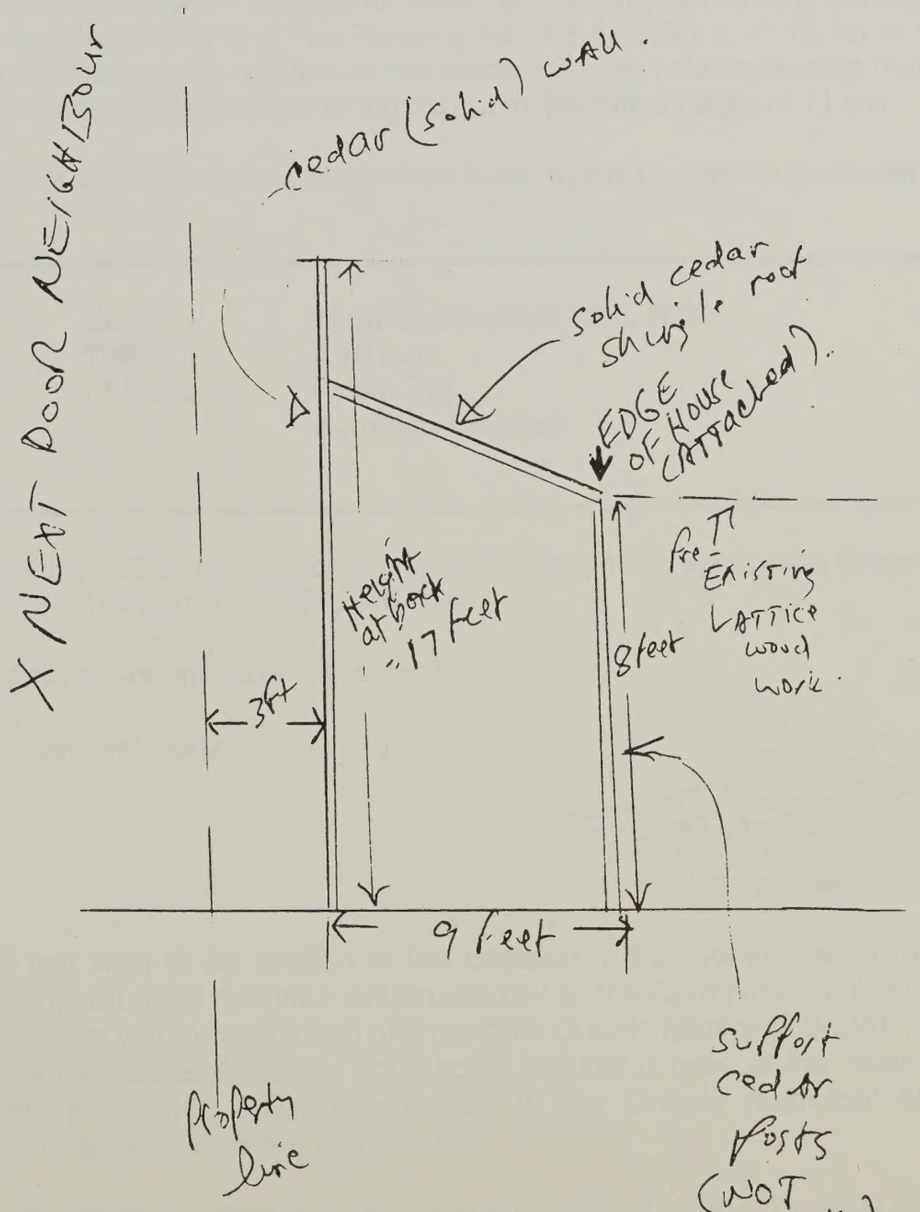
A. J. Clarke and Associates Ltd.
ONTARIO LAND SURVEYORS • CIVIL ENGINEERS

ELODIA COURT
ESTABLISHED BY REGISTERED PLAN No. 62M–568

© COPYRIGHT 1988 – A. J. CLARKE & ASSOCIATES LTD.

F. Moniz
Application

SKETCH
HM/A-02:57



STRUCTURE IS A walk-through in side yard (not enclosed).

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:60

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section 8

AND IN THE MATTER OF Premises municipally known as 299 Fennell Avenue West, in the City of Hamilton and in a **"B" (Suburban Agriculture and Residential, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the agent John Grguric on behalf of the owner Hillfield Strathallan College, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the erection of a two storey addition to the existing school notwithstanding that a height of 15.60m will be provided instead of the maximum permitted height of 11.0m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**4:10 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

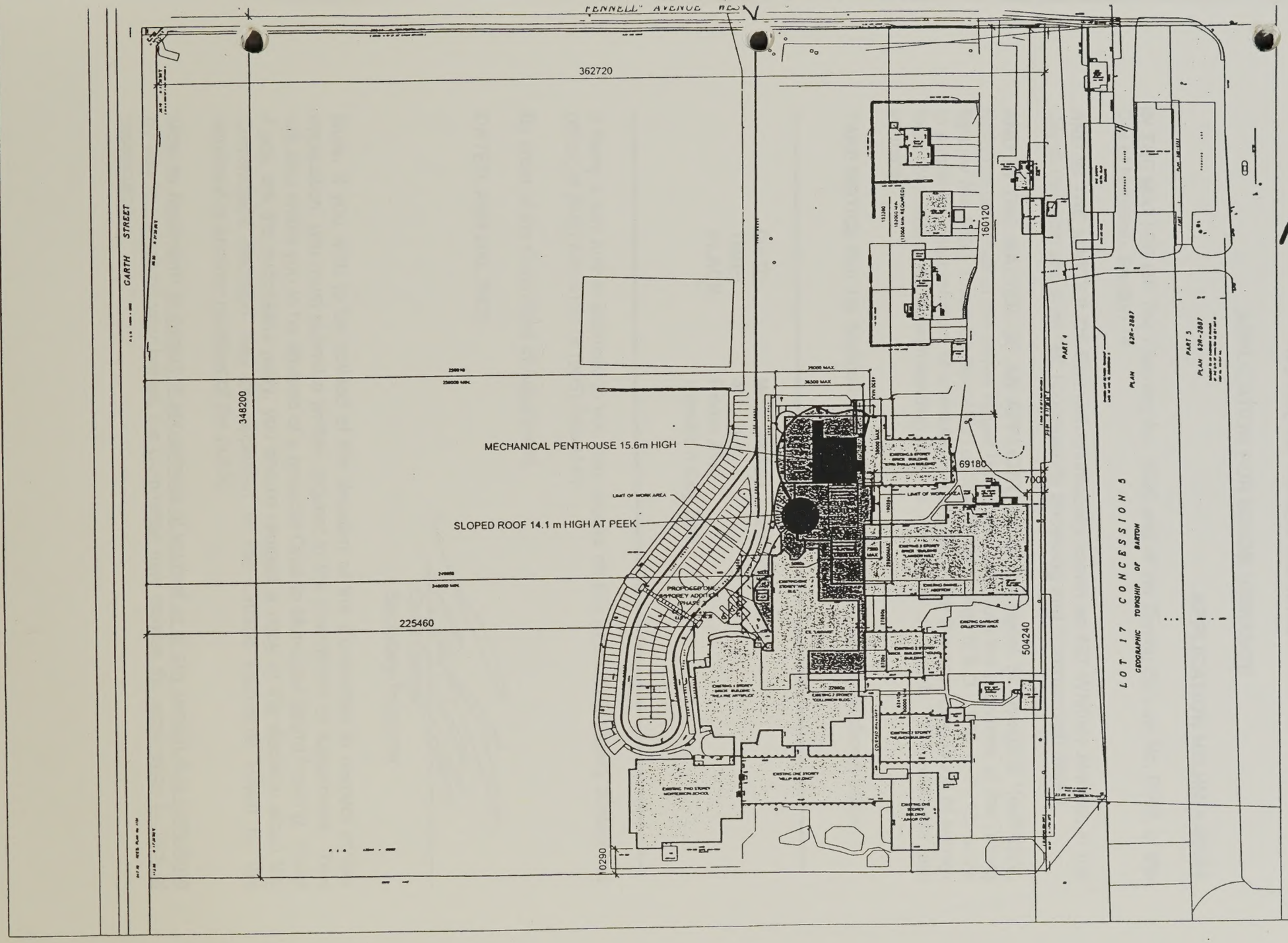
By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH
HM/A-02:60

NO	REVISIONS	DATE
1.	APPLICATION FOR MINOR VARIANCE SUBMISSION	15/03/02

HILLFIELD STRATHALLAN COLLEGE STAGE 2 ADDITION AND RENOVATION

SITE PLAN

GRAFF ARCHITECT INCORPORATED
182 KING WILLIAM STREET, SUITE 103
HAMILTON, ONTARIO, CANADA L8R 3N9
Tel (905) 522-2500 Fax (905) 522-0856
EMAIL graffarchitect@cogeco.net

SCALE	PROJECT
1:1000	10121
DATE: MAR 02	
DRAWN: AJ	DRAWING: SK1
CHECKED: W.G.	
PRINT DATE: 03/15/02	

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:61

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section 14

AND IN THE MATTER OF Premises municipally known as 431 Whitney Avenue, in the City of Hamilton and in an **"H" (Community Shopping and Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent St. Joseph's Healthcare, Hamilton on behalf of the owner Rygiel Home, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the establishment of a residential care facility for the accommodation of twenty-four (24) residents notwithstanding that a maximum of twenty (20) residents are permitted.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**4:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:61

R-7447

SURVEYOR'S REAL PROPERTY REPORT
PART 1

PLAN OF
LOTS 1, 2, 3 AND 4 – ABBOTSFORD GARDENS
REGISTERED PLAN No. 917
CITY OF HAMILTON

SCALE 1" = 20'
0' 5' 10' 20' 30' feet

G. G. ALDWORTH O.L.S.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1354487
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

P I N 17564 - 0845
LOT 54 CONCESSION
GEOGRAPHIC TOWNSHIP OF ANCASTER
REGISTERED PLAN No 917
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
P I N 17564 - 0770
P I N 17564 - 0771
P I N 17564 - 0769
LOT 1
REG'D. PLAN No 978
LOT 2
P I N 17455 - 0164
WHITNEY AVENUE
(ESTABLISHED ACCORDING TO REG'D PLAN No 917)

N 20°27'00"W
(REG'D PLAN No 917 & SET)
182.75' N 11°57'00"W
(REG'D PLAN No 917 & SET)
66.00' (REG'D PLAN No 917 & SET)
13.58 (P1 & SET)
14.01' (P1 & SET)
N 20°27'00"W
EXISTING BRICK APARTMENT BUILDING
66.00' (REG'D PLAN RP 917 & SET)
140.00' N 20°27'00"W (REG'D PLAN No 917 & SET)
131.43' N 69°33'00"E
135.17' N 77°16'00"E (REG'D PLAN No 917 & SET)
RADIUS=50.00' ARC=69.16' CHORD=63.77' N 2°11'30"E (63.77' REG'D PLAN No 917 & SET)
62.18' (REG'D PLAN No 917 & SET)
LINED TO A POINT 88.00' SOUTH OF THE SOUTHWEST CORNER OF BRICK APARTMENT ON LOT 20

CHAIN LINK FENCE (APPEARS TO BE MORE THAN 10 YEARS OLD)
SUBJECT TO A 4.00' WIDE EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY AS SET OUT IN INST No 239987 N.S.
OVERHEAD UTILITY WIRES
0.40' WIDE CONCRETE & WOOD RETAINING WALL
0.67' WIDE CONCRETE BLOCK WALL
0.83' WIDE CONC WALL
0.33' WIDE WOOD RETAINING WALL
CONC RAMP
CONC SIDEWALK
ASPHALT AREA
2 STOREY STUCCO BUILDING No 431
CONCRETE BLOCK BUILDING
BRICK APARTMENT BUILDING No 421
PORCH
UTILITY POLE
CENTRE LINE OF UTILITY POLE 3.00' EAST & 1.50' NORTH
CENTRE LINE OF UTILITY POLE 0.70' EAST & 0.70' NORTH
FENCE 10.60' WEST
FENCE 9.00' WEST
FACE OF WALL 1.80' SOUTH
NORTH FACE OF WALL 0.95' SOUTH
NORTH FACE OF WALL 0.97' SOUTH
EAST FACE OF WALL 3.90' EAST
EAST FACE OF WALL 2.40' EAST
EAST FACE OF WALL 3.50' EAST
EAST FACE OF WALL 7.75' EAST
EAST FACE OF WALL 10.00' EAST
SOUTH FACE OF WALL ON LINE
NORTH FACE OF WALL 1.65' NORTH
WOOD WALL 4.00' NORTH
WEST EDGE OF CONC WALK 1.60' WEST
WEST EDGE OF CONC WALK 0.90' EAST
SET CUT CROSS IN CONCRETE
PLANTED IRON BAR
PLANTED IRON BAR 4.83' WEST (WITNESS)
FOUND CONCRETE MONUMENT (PLAN No 917) LEANING 0.17' NORTH & 0.34' EAST
1.25'x2.92' CHIMNEY
LOT LINE

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED MAY 18, 2001
BUILDING TIES SHOWN HEREON ARE TO FOUNDATION UNLESS OTHERWISE NOTED
THIS REPORT WAS PREPARED FOR RYDEL'S HOME FOR CHILDREN

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF MAY 2001

MAY 18, 2001
DATE

G. G. ALDWORTH
ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE SOUTHERN LIMIT OF LOT 1 AS SHOWN ON REGISTERED PLAN No 917 HAVING A BEARING OF N 77°16' E

IMPERIAL NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN FEET

LEGEND
(P) DENOTES PLAN OF SURVEY BY A. J. CLARKE & ASSOCIATES DATED NOVEMBER 7, 1972
(P1) DENOTES PLAN OF SURVEY BY SEWELL & SEWELL O.L.S. DATED MAY 16, 1962

A. J. Clarke and Associates
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:54

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section 9

AND IN THE MATTER OF Premises municipally known as 147 Brigade Drive, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Terry Bobiak on behalf of the owners Ernie and Debbie Taylor, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed 3.048m x 5.99m one storey sunroom addition at the rear of the existing single family dwelling notwithstanding that a rear yard depth of 6.0m (19.69') willl be provided instead of the minimum required 7.5m (24.61') rear yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**4:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

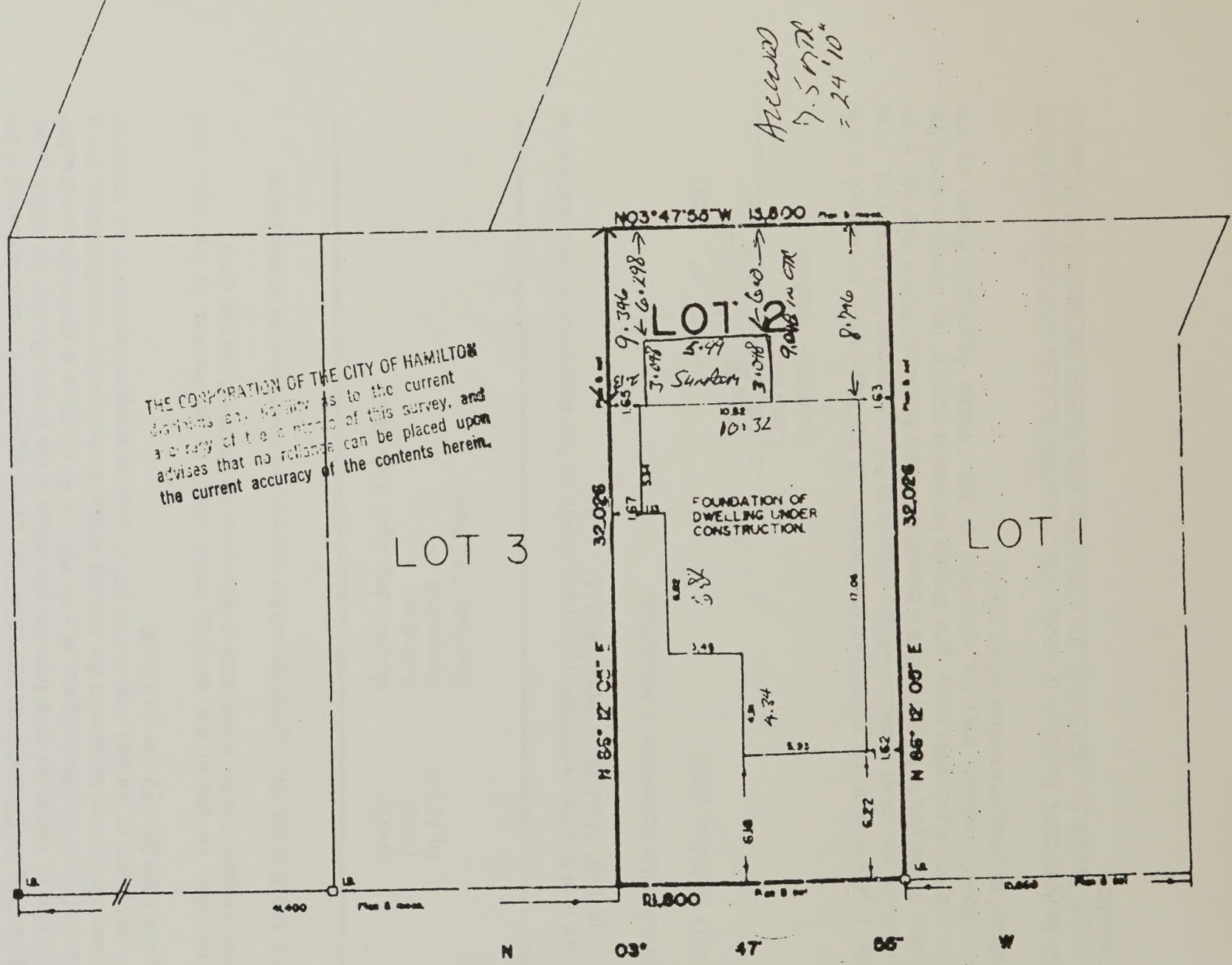
DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:54



Area = 0.5772 = 24'10"

Mun # 147 Sept 28/88 BA

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:62

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 9 and 18

AND IN THE MATTER OF Premises municipally known as 1121 Queensdale Avenue East, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Terry Bobiak on behalf of the owner Mrs. H. Martin, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a one storey rear addition to the existing single family dwelling notwithstanding that a rear yard depth of not less than 6.41m (21.0') shall be provided instead of the minimum required 7.5m (24.61') rear yard depth.

Furthermore, to permit the existing metal shed to be located in the side yard notwithstanding that the metal shed is required to be located in the rear yard.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**4:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

PLAN

SHOWING

PART OF LOT 1

IN

HIGHVIEW ANNEX - REGISTERED PLAN No 869

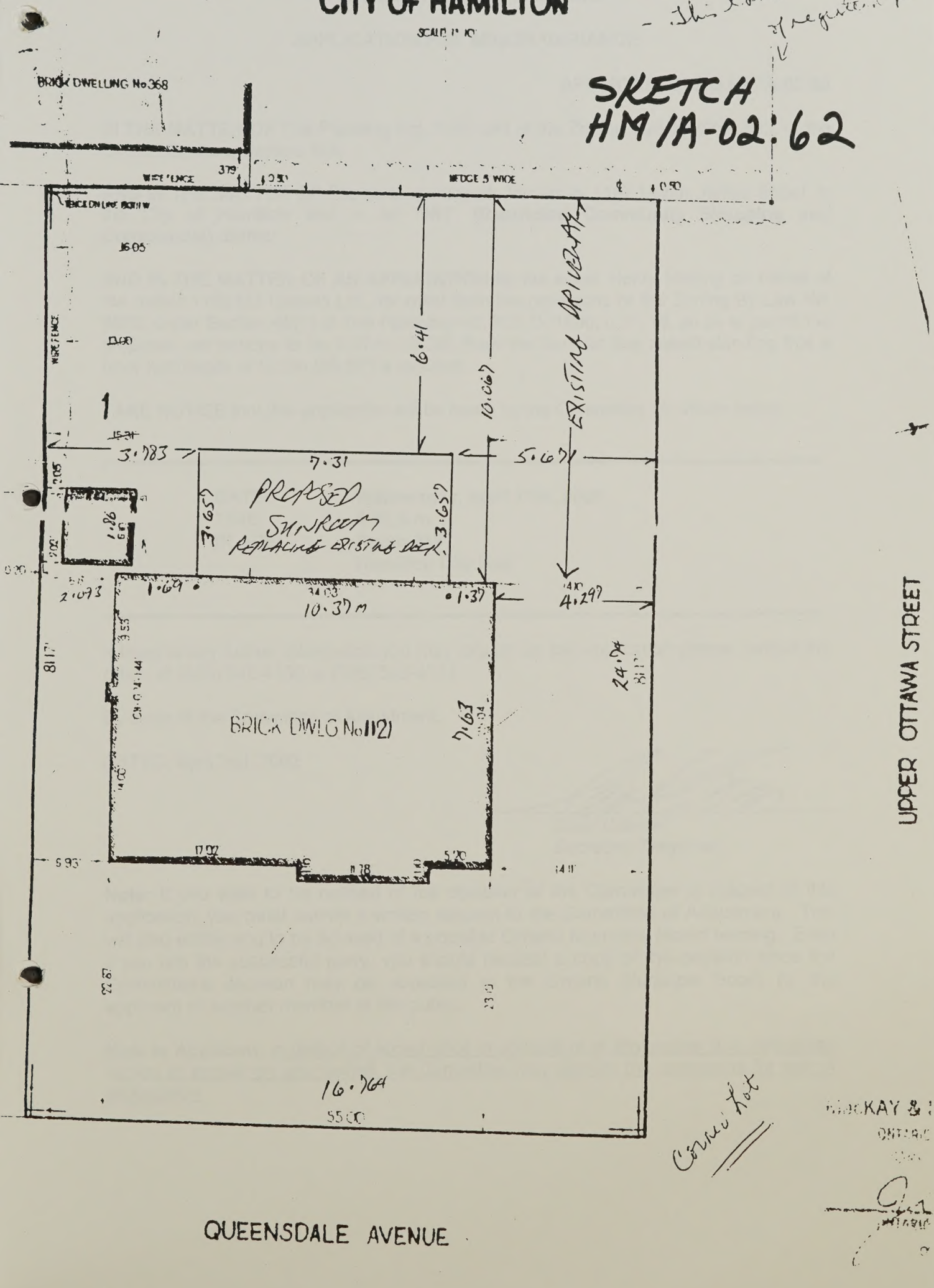
IN THE

CITY OF HAMILTON

SCALE 1" = 10'

- this land not part of registered plan

SKETCH
HM/A-02:62



Corner lot

MacKAY &
ONTARIO

THE NEW CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:63

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section 14A

AND IN THE MATTER OF Premises municipally known as 1187 Upper James Street, in the City of Hamilton and in an **"HH" (Restricted Community Shopping and Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Henry Merling on behalf of the owner 1163133 Ontario Ltd., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the proposed car canopy to be 5.57m (18.28') from the front lot line notwithstanding that a front yard depth of 12.0m (39.37') is required.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**4:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

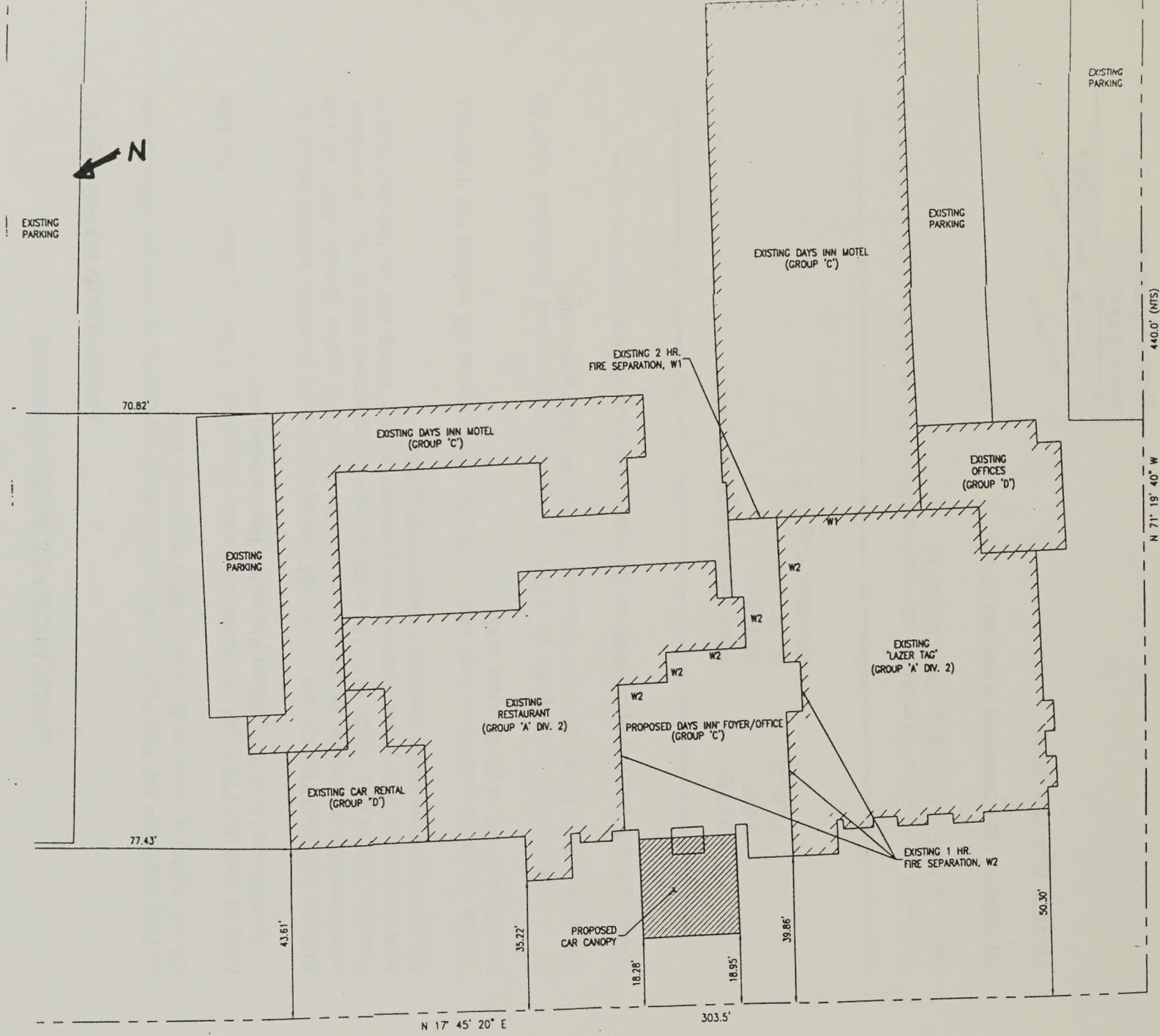
DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:63



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:71

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 9.(3) and 19B Schedule S-1361

AND IN THE MATTER OF Premises municipally known as 81 Barclay Street, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Gary and Madiha Nolan, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed one storey rear addition, a partial second storey rear addition, and a second storey "bump out" on the east side of the existing single family dwelling notwithstanding that:

1) the dwelling's gross floor area ratio of 78.2% of the lot area will exceed the maximum permitted 45.0% of the lot area; and,

2) a westerly side yard width of 0.58m (1.9'), with further eave projection, shall be provided instead of the minimum required 1.2m (3.94') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**4:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

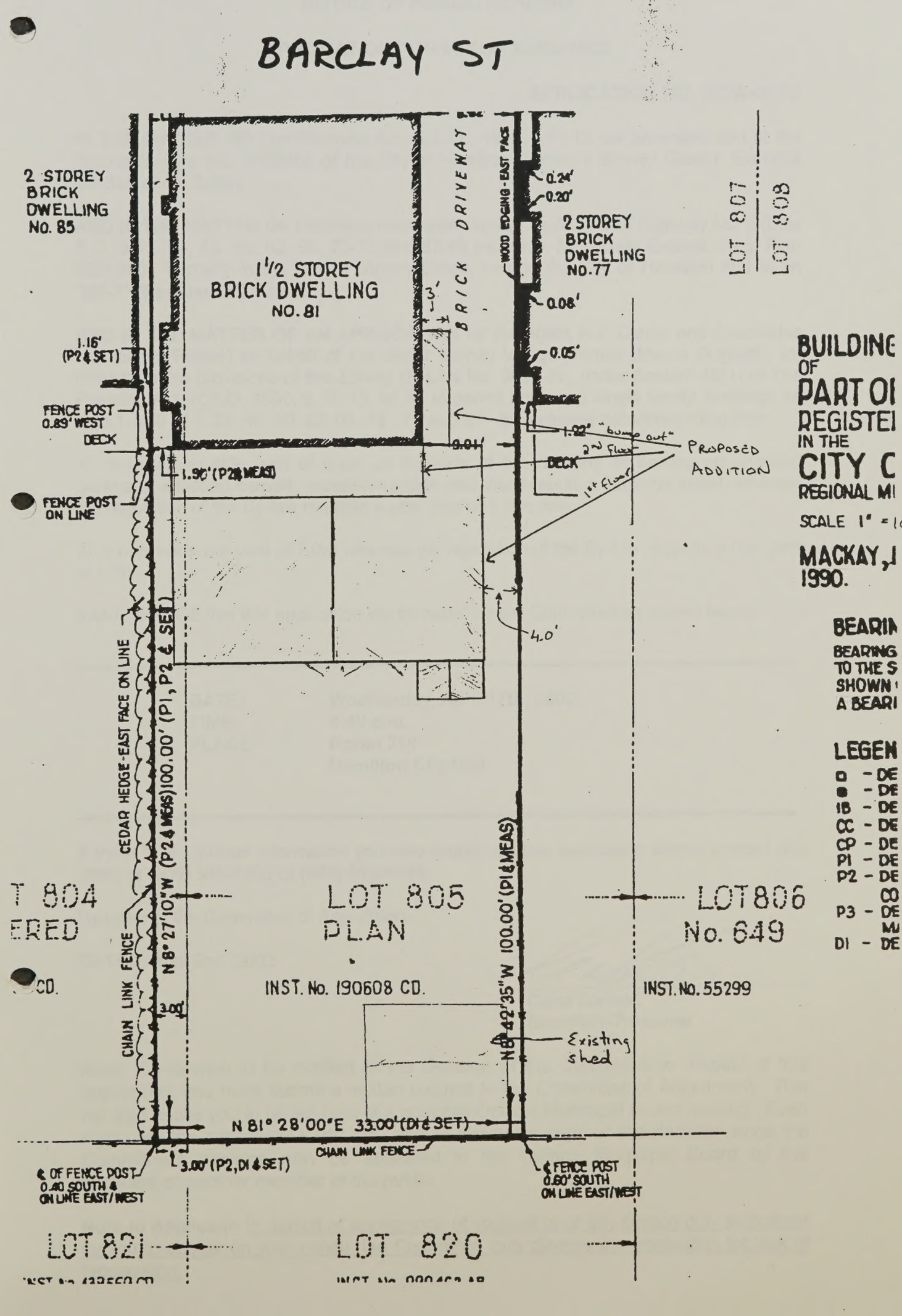
DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02: 71



THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:74

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Sections 6.6.3(d) and 6.6.3(e)

AND IN THE MATTER OF Premises municipally known as 439 - 465 Highway No. 8 (Lots 1, 2, 9-11, 24, 49, 50, 62, 63, 73-75 and 87-89 inclusive, Monticello Estates, Reg. Plan 62M-906), formerly in the City of Stoney Creek, now in the City of Hamilton and in an **"R5-7" (Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent A.J. Clarke and Associates Ltd. (Steve Fraser) on behalf of the owner Stoney Village Homes (Marco Guglietti), for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit proposed single family dwellings on Lots 1, 2, 9 - 11, 24, 49, 50, 62, 63, 73 - 75 and 87 - 89 inclusive notwithstanding that:

1) a minimum side yard of 0.6m on the side of the dwelling containing an attached garage or attached carport, except for a side yard which abuts a flankage street, whereas the regulation of the By-law requires a side yard of 1.2m; and,

2) a minimum rear yard of 7.0m whereas the regulation of the By-law requires a rear yard of 7.5m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 17th, 2002**
TIME:	**4:40 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 2nd, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

ROSEHAVEN HOMES

SKETCH OF
PART OF LOT 75 – M[illegible]TICELLO ESTATES
REGISTERED PLAN 62M-906
CITY OF HAMILTON
(FORMERLY CITY OF STONEY CREEK)
SCALE 1: 200

0 5 10 metres

G. G. ALDWORTH O.L.S.
2002

FILE COPY
SKETCH
SC/A-02:74

TITAN DRIVE
(ESTABLISHED ACCORDING TO REGISTERED PLAN 62M-906)

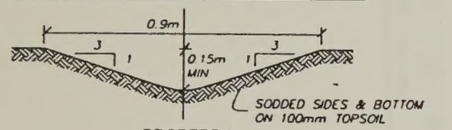
CENTRE LINE OF ROAD
(95.26)
(95.36)
(95.45)

CURB
CB
PROPOSED LIGHT STANDARD

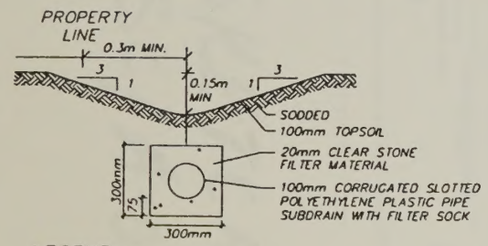
LOT 76
LOT 86
LOT 87
LOT 74
LOT 88
62M-906
REGISTERED PLAN 75

25.73 N 72°09'00"W
(95.44) (95.49) (95.89) (95.82)
95.70 96.05
1.24 1.24
1.73 1.52
16.36
PROPOSED DWELLING
GAR.FL.EL.=95.85
1st.FL.EL.=96.50
BSMT.FL.EL.=93.99
U/S FTGS.EL.=93.76
THE "SILVER OAK" (elev. 'A')
PART 1
PART 2
4.32 PORCH
4 RISERS
3 RISERS
7.64
9.35
95.80
4.27
1.73 95.60
(95.52)
PROPOSED DRIVE 5.5%
0.64
95.85
3.15 GARAGE
J RISERS
12.09
7.47
96.05
6.00
(95.54) (95.67) (95.89) (95.64)
18.70
N 17°51'00"E
SWALE WITH SUBDRAIN @ 1.0%
(95.54)
NOTE: NO UNPROTECTED OPENINGS PERMITTED IF THE EXPOSED BUILDING FACE HAS A SIDE YARD LESS THAN 1.20 m
C
C
25.73 N 72°09'00"W
(95.63) (95.88) (95.72)
PART 33 PLAN 62R-15477
PART 34 PLAN 62R-15477
1.20
CB WITH FLAT TOP TOP ±95.73

TYPICAL SWALE CROSS-SECTION N.T.S.



SECTION C-C N.T.S.
CUT-OFF SWALE WITH SUB-DRAIN



LEGEND:

(000.00)	PROPOSED FINISHED GROUND ELEVATION
000.00	PROPOSED FINISHED GROUND ELEVATION AT DWELLING
	PROPOSED DIRECTION OF SURFACE DRAINAGE FLOW
	DENOTES DOWNSPOUT

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE:
THE BUILDER IS TO VERIFY THE LOCATION OF ALL STREET HARDWARE AND UTILITIES PRIOR TO CONSTRUCTION

JANUARY 03, 2002
DATE

G. G. ALDWORTH
ONTARIO LAND SURVEYOR

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
internet email: ajc@ajclarke.com

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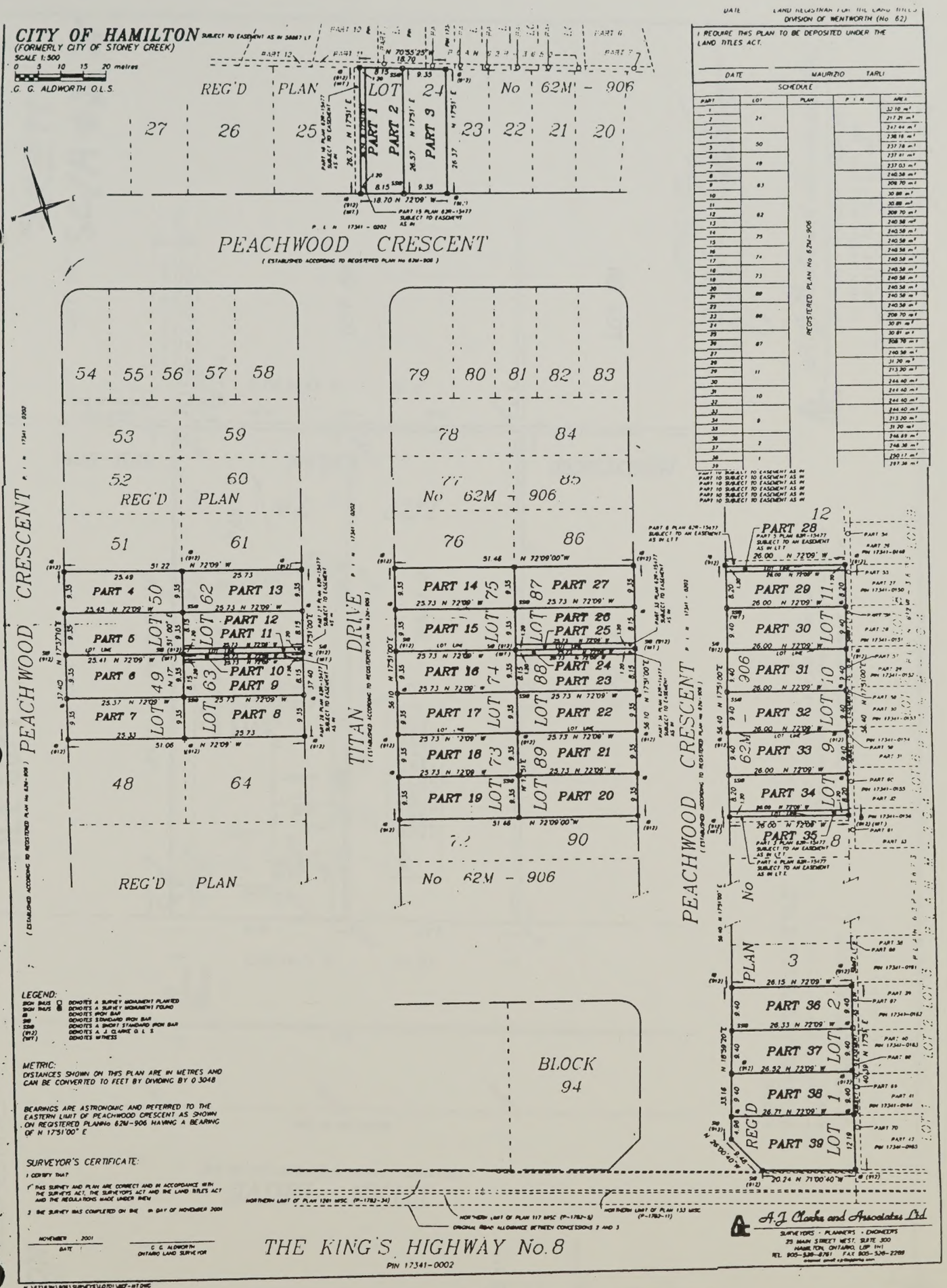
X-923[A]



SKETCH
SC/A-02:74

ROSEHAVEN HOMES

FILE COPY

SKETCH SC/A-02:74

SKETCH OF
PART OF LOT 74 – MONTICELLO ESTATES
REGISTERED PLAN 62M-906
CITY OF HAMILTON
(FORMERLY CITY OF STONEY CREEK)
SCALE 1:200

0 5 10 metres

A. J. CLARKE O.L.S.
2001

TITAN DRIVE
(ESTABLISHED ACCORDING TO REGISTERED PLAN 62M-906)

CENTRE LINE OF ROAD
CURB
CB
PROPOSED LIGHT STANDARD

LOT 75
LOT 87
LOT 88
LOT 89
LOT 73
62M-906
REGISTERED PLAN 74

25.73 N 72°09'00"W
25.73 N 72°09'00"W
25.73 N 72°09'00"W

N 17°51'00"E
N 17°51'00"E

PART 1
PART 2

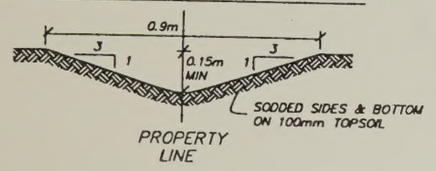
PROPOSED DWELLING
GAR.FL.EL.= 96.00
1st.FL.EL.=96.65
BSMT.FL.EL.= 94.14
U/S FTGS.EL.=93.91
THE "SILVER OAK" (elev. 'A')

PROPOSED DRIVE 5.0%
PORCH
4 RISERS
3 RISERS
3 RISERS
GARAGE

NOTE: NO UNPROTECTED OPENINGS PERMITTED IF THE EXPOSED BUILDING FACE HAS A SIDE YARD LESS THAN 1.20 m

SWALE WITH SUBDRAIN @ 1.0%
PART 33 PLAN 62R-15477
PART 34 PLAN 62R-15477
CB WITH FLAT TOP TOP ±95.73

TYPICAL SWALE CROSS-SECTION N.T.S.



METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE:
THE BUILDER IS TO VERIFY THE LOCATION OF ALL STREET HARDWARE AND UTILITIES PRIOR TO CONSTRUCTION

LEGEND:
(000.00) PROPOSED FINISHED GROUND ELEVATION
000.00 PROPOSED FINISHED GROUND ELEVATION AT DWELLING
PROPOSED DIRECTION OF SURFACE DRAINAGE FLOW
DENOTES DOWNSPOUT

SEPTEMBER 17, 2001
DATE

A. J. CLARKE
ONTARIO LAND SURVEYOR

C. GIAMMARCO P. ENG.

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
internet email: ajc@ajclarke.com

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X-744^A

A. J. Clarke and Associates Ltd.
SURVEYORS · PLANNERS · ENGINEERS

A. J. Clarke, O.L.S.
Geoff Aldworth, O.L.S.
Barry Clarke, O.L.S., C.L.S.

Adi Irani, P.Eng.
Claudio Giammarco, P.Eng.

March 28, 2002

Stoney Village Homes Inc.
Monticello Estates - Plan 62M-906
Minor Variance Application

Explanatory Note

1.0 INTRODUCTION

Stoney Village Homes Inc., is submitting this minor variance application with the intent to address discrepancies between an application for a zoning by-law amendment previously submitted by this office and the resultant City of Hamilton By-law number 02-024.

2.0 SUBJECT PROPERTY

The lots that are subject to this application are the remaining semi-detached dwellings which includes lots 1, 2, 9-11, 24, 49, 50, 62, 63, 73-75 and 87-89 inclusive. The following chart (chart A) outlines the dimensions of the lands affected.

Lot	Frontage (m)	Area (sq.m)	Depth (m)
1	21.06	547.51	26.52
2	18.80	495.13	26.34
9	18.80	488.80	26.0
10	18.80	488.80	26.0
11	18.80	488.80	26.0
24	18.70	497.02	26.58
49	18.70	472.97	25.29
50	18.70	474.46	25.37
62	18.70	481.15	25.73
63	18.70	481.15	25.73
73	18.70	481.15	25.73
74	18.70	481.15	25.73

25 Main Street West, Suite 300, Hamilton, Ontario, L8P 1H1
Tel: 905 528-8761 Fax: 905 528-2289
Toronto Line: 905 845-0606
e-mail: ajc@ajclarke.com

75	18.70	481.15	25.73
87	18.70	481.15	25.73
88	18.70	481.15	25.73
89	18.70	481.15	25.73

3.0 PROPOSED VARIANCES

The former Corporation of the City of Stoney Creek's By-law 3692-92 did not permit single family detached dwellings within a Residential "R5" Zone. The development was consistent with the recently approved By-law No. 5228-00 (similar zoning implemented within the Fifty Point development), which now permits single detached dwellings as an additional use on the lands, notwithstanding Section 6.6.2 of the Residential "R5" zone.

At the time our office submitted the re-zoning application (City File No.: ZAC-01-45), the existing zoning for the subject lands was "R5-7" Residential. It was proposed that above noted subject lots be re-zoned to modified "R5-6", not a modified "R5-7" as set out in By-law 02-024. The modified "R5-6" would permit a minimum front yard setback of 5.3m to an attached garage or carport. This front yard setback is consistent with the existing zoning on the subject lots and the other lots within Monticello Estates.

Also, the abovementioned re-zoning application intended to have side yard setbacks that conformed with By-law 5228-00. Notwithstanding the provisions of Section 6.5.3 of Zoning By-law No. 3692-92, the application adhered to clause (i) of Item 1(d) within the amended By-law 5228-00, allowing a minimum side yard setback of 0.6 metres to a single family dwelling containing an attached garage or carport.

Please find the existing and proposed setbacks prepared in chart B below.

Existing "R5-7" Zoning as per By-law 02-024	**Proposed "R5-6" Zoning as per Re-zoning Application ZAC-01-45**
Minimum Front Yard: To an attached garage - 5.3m Other - 3.0m	Granted based on the submission of the above application.
Minimum Side Yard: No part of any dwelling shall be located closer than 1.2m to a side lot line.	Minimum Side Yard: To an attached garage - 0.6m Other - 1.20m

Minimum Rear Yard: Not identified in the above By-law. However, notwithstanding subsection 6.6.3(e) of By-law No. 3692-92, the parent regulations for an "R5" Zone permit 7.5m.	Minimum Rear Yard: 7.0m was proposed.

4.0 SUMMARY

This application seeks to have the preceding lots acknowledged within an Residential "R5-6" zone. As a result, our office kindly requests that the above noted side yard and rear yard setbacks be granted by the Committee.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully Submitted,

Stephen Fraser, B.A. (Hon.)
Planner
A. J. Clarke and Associates Ltd.

URBAN MUNICIPAL

CA4 ON HBL G04
N53
2002

URBAN MUNICIPAL

APR 15 2002

GOVERNMENT DOCUMENTS

THE New CITY OF HAMILTON

AGENDA
COMMITTEE OF ADJUSTMENT (Rural)

****

Date: Wednesday, April 24th, 2002
Time: 1:30 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
2:00 p.m.	SC/B-02:33	16 Second Road East (Stoney Creek)	Owner Murray Black
2:15 p.m.	GL/A-02:86	721 Miles Road (Glanbrook)	Agent Fab Angelici Owner Richard Heddle
2:30 p.m.	G-5-01 (Re-scheduled)	77 Binbrook Road (Glanbrook)	Owners Peter & Urszula Grudzien
2:45 p.m.	AN/A-02:69	900 Fiddler's Green Rd. (Ancaster)	Owner Joe Lindley
3:00 p.m.	DN/A-02:50	124 Mina Avenue (Dundas)	Agent J. Venditti Owner Andrew Zyba
3:15 p.m.	AN/B-02:34	Mineral Springs Road (Ancaster)	Agent Scott Konkle Owner Hamilton Region Conservation Authority
3:30 p.m.	FL/B-02:35	565 Moxley Road (Flamborough)	Agent Mike Everard Owners Ross and Elaine Krompart
3:45 p.m.	FL/B-02:36	1892 Second Concession Rd. W. (Flamborough)	Owner Edward (Ted) Rokowski
4:00 p.m.	FL/B-02:37	685 Brock Road (Flamborough)	Agent Dexter MacMillan Owner Flamboro Quarries Limited
4:15 p.m.	FL/B-02:38	1576 Kirkwall Road (Flamborough)	Owners Brad Jacobs and Karen Ricketts

CLOSED

THE New CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. GL/A-02:86

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 464, of the City of Hamilton (formerly Glanbrook), Sections 8.3

AND IN THE MATTER OF Premises known as Municipal number 721 Miles Road, formerly in the Township of (Glanford) Glanbrook, now in the City of Hamilton and in a **"A1" (General Agricultural)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Fab Angelici on behalf of the owner Richard Heddle, for relief from the provisions of the Zoning By-Law No. 464, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed three car detached garage with loft notwithstanding that a maximum height of 6.1m (20') shall be provided instead of the maximum permitted height of 4.5m (15').

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 24th, 2002**
TIME:	**2:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 and (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 9th, 2002

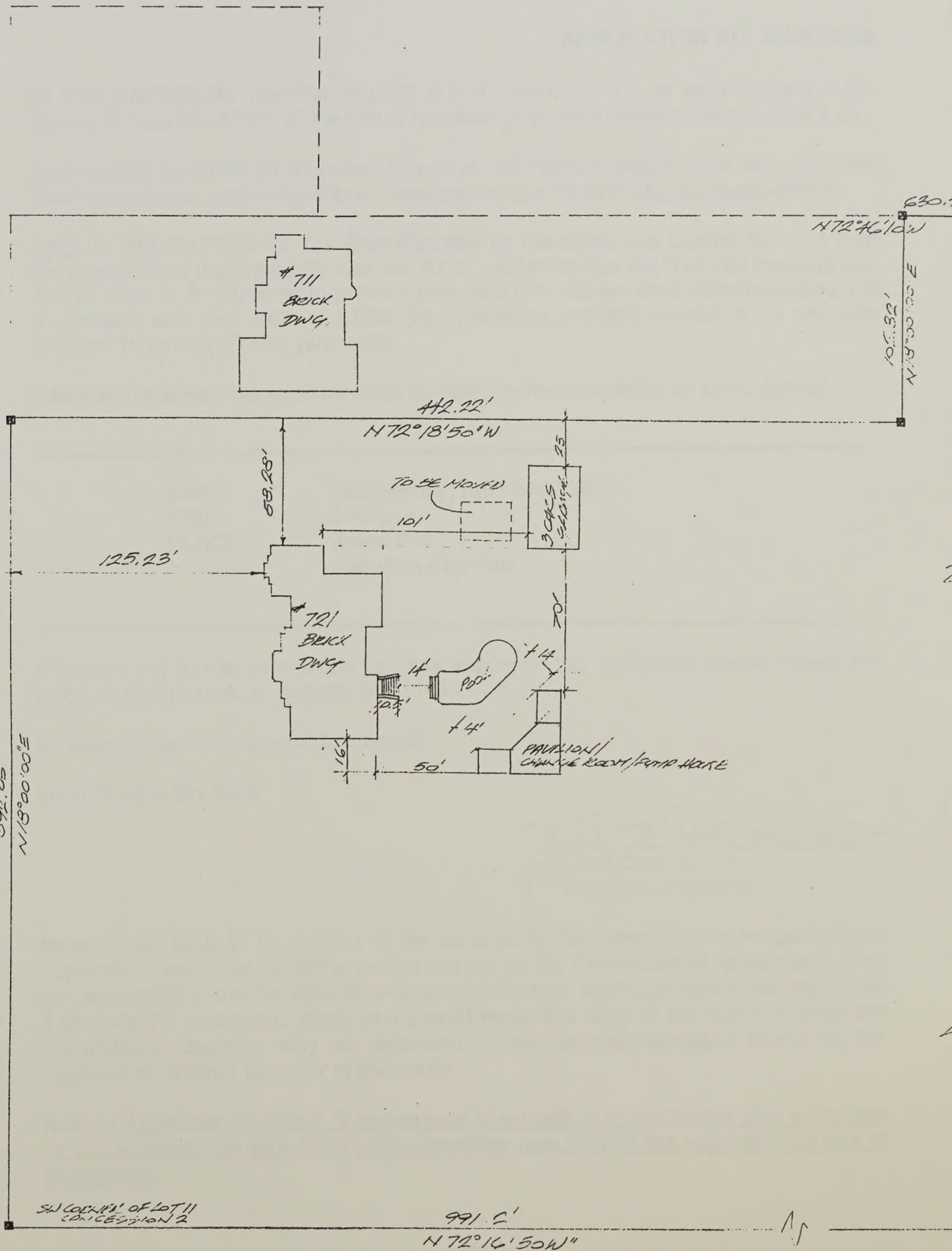
M. Mignacca

for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
GL/A-02:86



REF. TO: SURVEY PLAN OF PART OF LOT 11 CONC. 2
(GEOGRAPHIC TOWNSHIP OF CLARKSON)
NOW IN THE CITY OF HAMILTON

SCALE 1"=50'

BY B.A. JACOBS SURVEYING LTD.

FILE 99-5002-FD

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT (RURAL AREA)

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:69

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Section (s) 8 & 34

AND IN THE MATTER OF Premises known as 900 Fiddler's Green Road, formerly in the Town of Ancaster, now in the City of Hamilton and in a **"A-147" (Agricultural)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Joe Lindley, for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed new storage shed notwithstanding that a southerly side yard width of 8.53m (28.0') shall be provided instead of the minimum required 15.0m (49.2') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 24th, 2002**
TIME:	**2:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 9th, 2002

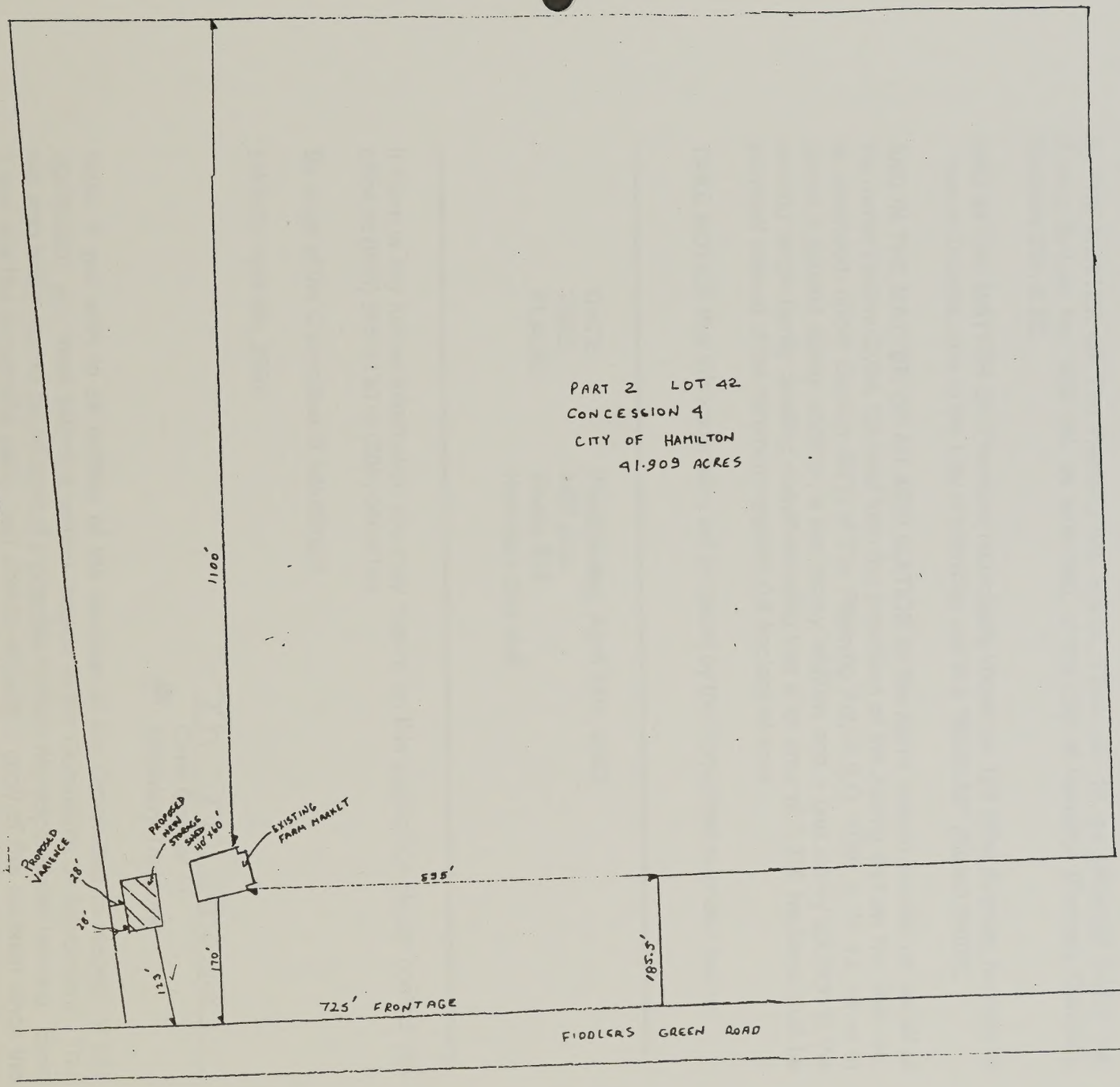
M. Migrano

for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
AN/A-02:69



LINDLEY'S
FARM & MARKET
the best ... fresh!
900 Fiddler's Green Rd., Ancaster, Ontario
Phone (905) 648-1489

PROPOSED V
SITE PL
MARCH 22

SCALE 1" =

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT (RURAL AREA)

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. DN/A-02:50

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3581-86, as amended, of the City of Hamilton (formerly Dundas), Sections 29A & 32.

AND IN THE MATTER OF Premises municipally known as 124 Mina Avenue, formerly in Town of Dundas, now in the City of Hamilton and in a **"RU/S-58" (Rural)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Joseph Venditti on behalf of the owner Andrew Zyba, for relief from the provisions of the Zoning By-Law No. 3581-86, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a second storey addition, a two storey addition and a one storey addition to the existing single family dwelling notwithstanding that a lot area of 0.236 hectares shall be provided instead of the minimum required 0.8 hectare lot area.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, April 24th, 2002**
TIME:	**3:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 9th, 2002

M. Migneault

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

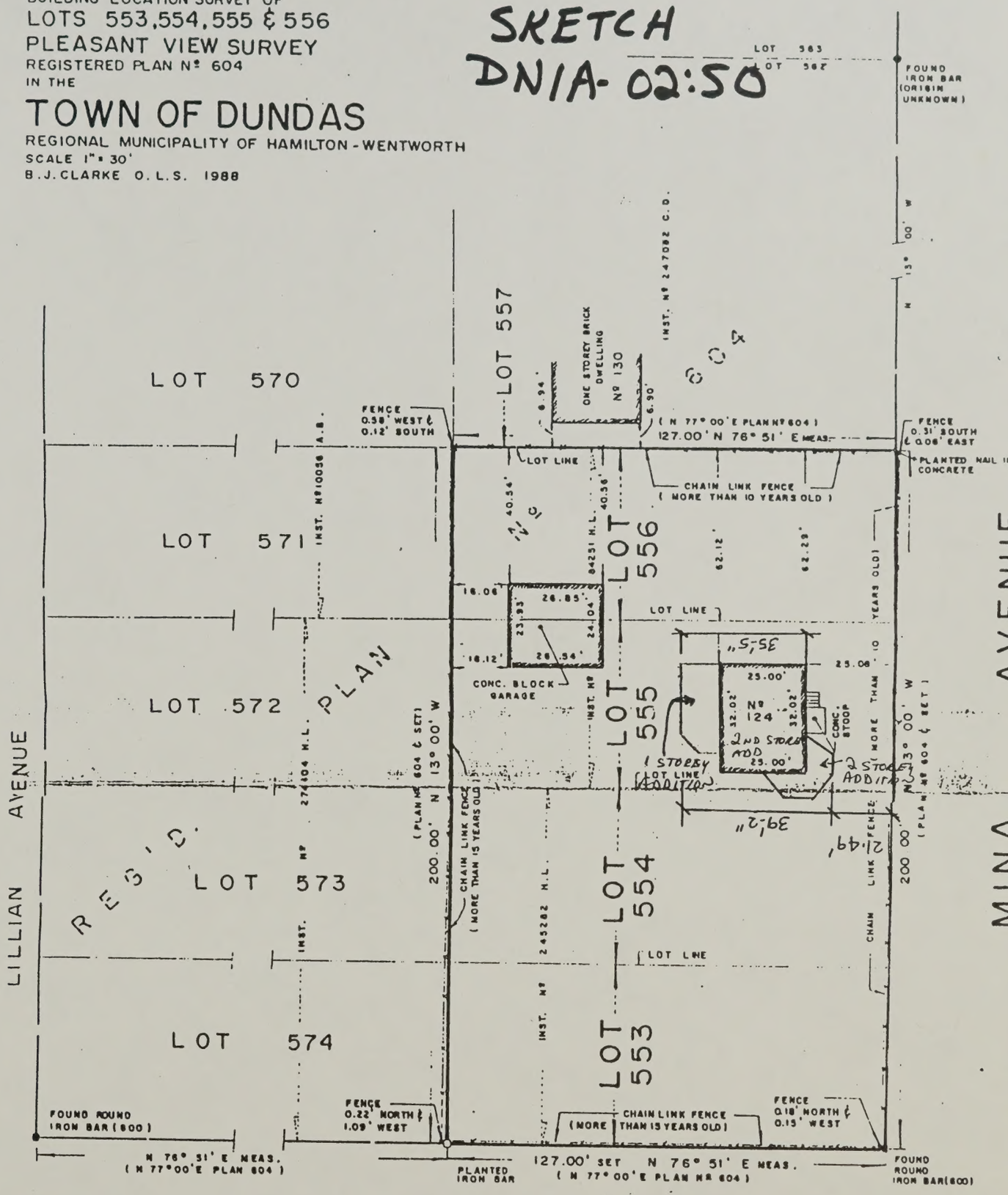
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

BUILDING LOCATION SURVEY OF
LOTS 553, 554, 555 & 556
PLEASANT VIEW SURVEY
REGISTERED PLAN Nº 604
IN THE

TOWN OF DUNDAS

REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH
SCALE 1" = 30'
B.J. CLARKE O.L.S. 1988

SKETCH
DNIA-02:50



MORROW STREET

ESTABLISHED BY REG'D. PLAN Nº 604

LOT 575 LOT 552

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 13th DAY OF DECEMBER, 1988

DECEMBER 19, 1988
B.J. Clarke
B. J. CLARKE
ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE WESTERN LIMIT OF MINA AVENUE AS SHOWN ON REG'D. PLAN Nº 604 HAVING A BEARING OF N 13° 00' W

URBAN
MUNICIPAL

CA4 ON HB2 G04
N53
2002

THE CITY OF HAMILTON

URBAN MUNICIPAL

APR 22 2002

GOVERNMENT DOCUMENTS

AGENDA
COMMITTEE OF ADJUSTMENT (URBAN)

****

Date: Wednesday, May 1st, 2002
Time: 3:00 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
3:15 p.m.	SC/B-02:39 SC/B-02:40 SC/A-02:77	80 Second Road West (Stoney Creek)	Agent Matt Bikich Owners Pasquale and Miriana Giuliani
3:20 p.m.	SC/B-02:41 SC/A-02:85	86 Second Road West (Stoney Creek)	Agent Matt Bikich Owners Terrance and Maren Nimec
3:25 p.m.	GL/A-02:73	2976 Homestead Drive (Glanbrook)	Owner Ron Jongeling
3:30 p.m.	HM/A-02:66	2717 King Street East	Agent Shirley Thomas-Weir Owner A. DeSantis Developments Ltd.
3:35 p.m.	DN/A-02:83	19 Cameron Avenue (Dundas)	Owner James W. Blankstein
3:40 p.m.	FL/A-02:78	35 Nelson Street (Flamborough)	Owner Ronn C. Frank
3:45 p.m.	FL/A-02:72	20 Keewayden Street (Flamborough)	Agent Victor Culotta Owner Culo Investments Ltd.
3:50 p.m.	HM/B-02:43	360 Cumberland Avenue	Owners James and Marie Davies
3:55 p.m.	HM/B-02:44	Chippawa Rail Trail	Agent B. Scott Konkle Owner Hamilton Region Conservation Authority
3:55 p.m.	HM/B-02:45	6 Dartnall Road	Agent B. Scott Konkle Owner Casimir Banas
4:00 p.m.	HM/A-02:67	80 East 33rd Street	Agent Tom Forster Owner Kevin Moriarity
4:05 p.m.	HM/A-02:68	80 Dromore Crescent	Agent Robert Scudetto Owners Mary Ellen & John Opie
4:10 p.m.	HM/A-02:70	108 Golden Orchard Drive	Agent John Neyedli Owners Minoo & Mehroo Arjani
4:15 p.m.	HM/A-02:75	10 Young Street	Owner Nino DiFilippo
4:20 p.m.	HM/A-02:76	170 Norrie Avenue	Owners Louis & Cecilia Piano
4:25 p.m.	HM/A-02:79	60 Lancing Drive	Agent Ross Bommarito Owner 1340909 Ontario Ltd.

4:30 p.m.	HM/A-02:80	48 Royalvista Drive	Agent Steve Fraser Owner Homes by Malatesta
4:35 p.m.	HM/A-02:81	1373 Main Street East	Agent John Januszewski Owner Bob Troulinos

CLOSED

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. SC/B-02:39
SC/B-02:40

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 80 Second Road West, formerly in the City of Stoney Creek, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Matt Bikich on behalf of the owners Pasquale and Miriana Giuliani, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit:

SC/B-02:39 – the conveyance of a parcel of land measuring 15.24m x 43m for residential purposes, and to retain a parcel of land measuring 15.24m x 47.96m containing an existing single family dwelling for residential purposes.

SC/B-02:40 - the conveyance of a parcel of rear land measuring 30.48m x 17.97m to be added to lands to the east for residential purposes, and to retain a parcel of land measuring 15.24m x 47.96m containing an existing single family dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-4144.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

M. Migliano.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

PLAN OF SURVEY OF

PART OF LOT 28 - CONCESSION 8

GEOGRAPHIC TOWNSHIP OF SALTFLEET

NOW IN THE

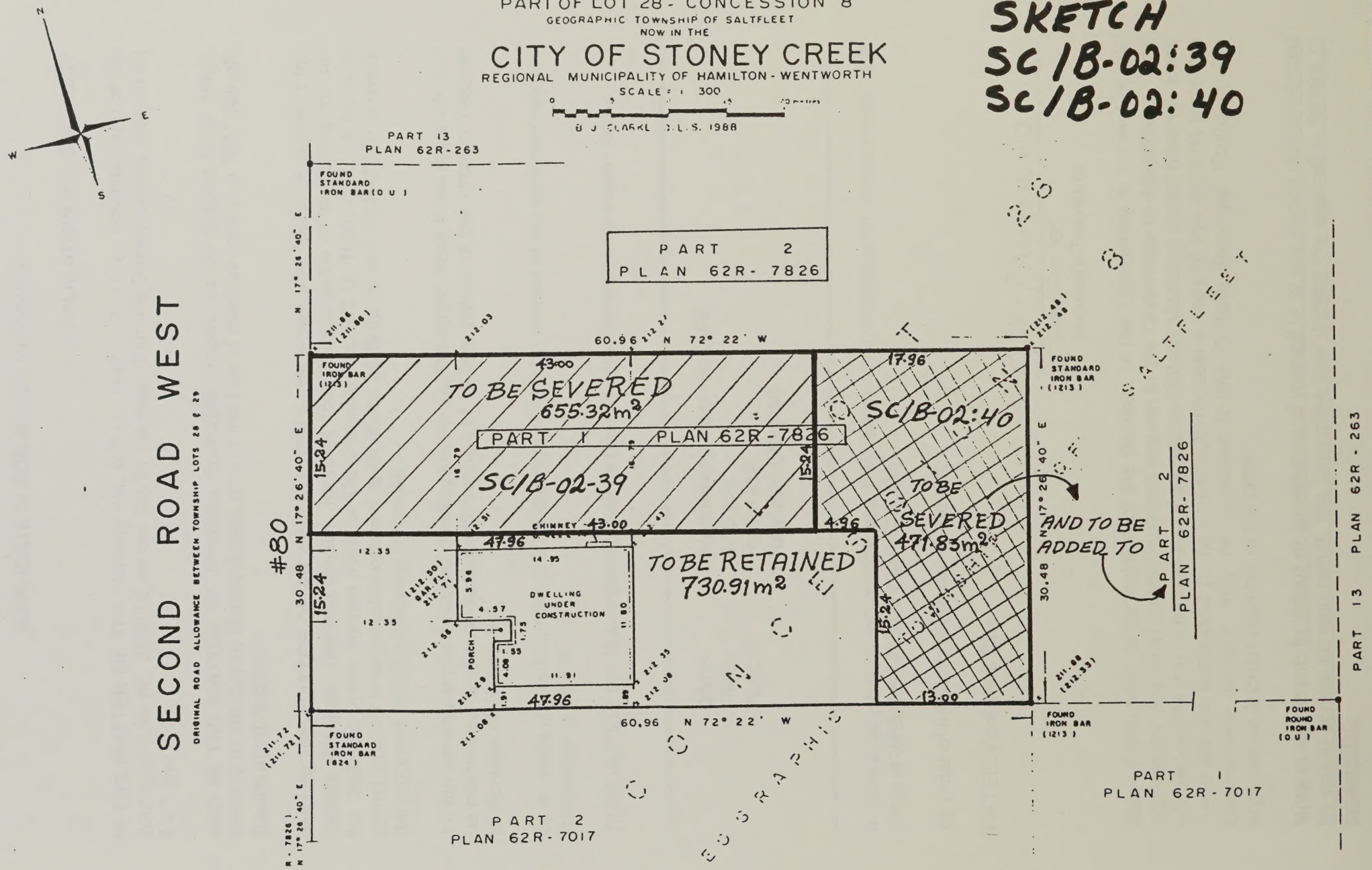
CITY OF STONEY CREEK

REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

SCALE 1 : 300

B J CLARKE O.L.S. 1988

SKETCH
SC 1B-02:39
SC 1B-02:40



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:77

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 4.4.7 and 6.1

AND IN THE MATTER OF Premises municipally known as 80 Second Road West, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"R1" (Single Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Matt Bikich on behalf of the owners Pasquale Mariana Giuliani, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit (subject to approval of consent applications SC/B-02:39 and SC/B-02:40 to create the proposed lots) the following variances:

1) the existing single detached dwelling known as 80 Second Road West to remain and be maintained upon a lot having a lot frontage of 15.24m instead of the minimum required lot frontage of 18.0m; and,

2) a newly created lot having a lot frontage of 15.24m instead of the minimum required lot frontage of 18.0m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219** **Hamilton City Hall**

If there is any further information you may require on this application please contact this office at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002.

M. Migneno.

for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

PLAN OF SURVEY OF

PART OF LOT 28 - CONCESSION 8

GEOGRAPHIC TOWNSHIP OF SALTFLEET

NOW IN THE

CITY OF STONEY CREEK

REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

SCALE : 1 300

0 5 15 30 metres

© J. CLARKE, O.L.S. 1988

SKETCH

SC/A-02:77

SECOND ROAD WEST

ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 28 & 29

PART 13
PLAN 62R-263

FOUND STANDARD IRON BAR (O U)

N 17° 26' 40" E

PART 2
PLAN 62R-7826

211.86 (211.86)

212.03

60.96 212.21 N 72° 22' W

(212.48) 212.48

FOUND IRON BAR (1213)

43.00

TO BE SEVERED
655.32m²

17.96

FOUND STANDARD IRON BAR (1213)

PART 1 PLAN 62R-7826

15.24

16.79

1.83m

TO BE SEVERED 471.83m² AND TO BE ADDED TO PART 2 PLAN 62R-7826

#80

CHIMNEY

43.00

212.51

212.43

4.96

47.96

12.35

14.95

TO BE RETAINED
730.91m²

30.48 N 17° 26' 40" E

(212.50) GAR FL 212.71

3.96

DWELLING UNDER CONSTRUCTION

4.57

11.80

12.35

212.56

1.75

PORCH

.55

4.08

11.91

212.53

212.29

212.08

1.91

1.83

212.08

47.96

13.00

211.72 (211.72)

60.96 N 72° 22' W

211.86 (212.33)

FOUND STANDARD IRON BAR (824)

FOUND IRON BAR (1213)

FOUND ROUND IRON BAR (O U)

PART 13 PLAN 62R-263

PART 2
PLAN 62R-7017

PART 1
PLAN 62R-7017

2R-7826) N 17° 26' 40" E

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. SC/B-02:41

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 86 Second Road West, formerly in the City of Stoney Creek, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Matt Bikich on behalf of the owners Terrance and Maren Nimec, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land measuring 16.0m x 43.0m for residential purposes, and to retain an "L" shaped parcel of land having a frontage fo 16.0m, and an area of 5,548 sq. m. containing an existing single family dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

M. Migneault

for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

PLAN MATERIAL

PLASTIC MATERIAL - MYLAR
GAUGE - 0.003 INCH
PROCESS - PHOTOGRAPHIC
INK - SPECIAL "T"

PLAN OF SURVEY
OF
PART OF LOT 28
CONCESSION 8
FORMERLY IN THE TOWNSHIP OF SALTFEET
NOW IN THE
CITY OF STONEY CREEK
IN THE
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH

SCALE 1" 300

5 0 5 20 METRES

J. DAVID PETERS O.L.S.
1985

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATED SEPTEMBER 12, 1985

J. David Peters
J. DAVID PETERS O.L.S.

PLAN 62R-7826

RECEIVED AND DEPOSITED

DATED 1985 / 09 / 23

DSP LAND REGISTRAR
FOR THE REGISTRY DIVISION OF WENTWORTH

SCHEDULE

PART	LOCATION	INSTRUMENT	AREA
1	PART LOT 28, CON. 8	173688 CD	1858 m²
2		173688 CD	6236 m²

SKETCH
SC/B-02:41

PART 13, 62R-265

PARCEL 27-1 SEC. SALT. B

N 72° 22' W 129.540

0.091 N

SIB (NO Nº) USED

5.260

22.900

16.004m

1 1/2 STY ALUM. SIDED DWLG. Nº 86

23.101

#86

32.004

43.00m

16.0m

688m²

TO BE SEVERED

43.0m

1.656

1.656

16.0m

TO BE RETAINED
5,548 m²

USED SIB (NO Nº)

FENCE 0.091 S 0.061 W

62.484

N 17° 26' 40" E

PART 2

CON. 8 TOWNSHIP OF SALTFLEET

17.960m SIB

N 72° 22' W 60.960

INST 173688 CD

PART 1

30.480

30.480

N 17° 26' 40" E

N 17° 26' 40" E

IRREGULAR POST & WIRE FENCE

PART 13, 62R-265

SIB (IRON) (NO Nº)

60.960

68.580

SIB (Nº 824) USED

18 687

3.246

3.252

18 FD (RESET)

N 72° 22' W

FENCE 0.091 N 1.219 E

30.480 62R-7017 & MSD.

DWLG. (UNDER CONSTRUCTION)

INST. 274005 CD

PART 2

PART 1

INST. 250091 CD (REM.)

& MSD.

18 (Nº 824)

32.004

PLAN 62R-7017

SECOND ROAD WEST
(RR 1 ALLOWANCE BETWEEN LOTS 28 & 29)

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:85

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 4.4.7 and 6.1

AND IN THE MATTER OF Premises municipally known as 86 Second Road West, formerly in the City of Stoney Creek, now in the City of Hamilton and in a **"R1" (Single Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Matt Bikich on behalf of the owners Maren and Terrance Nimec, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit (subject to approval of consent application SC/B-02:41 to create the proposed lots) the following variances:

1) the existing single family detached dwelling known as municipal number 86 Second Road West to remain and be maintained upon a lot having a lot frontage of 16.0m instead of the minimum required lot frontage of 18.0m, and;

2) a newly created lot having a lot frontage of 16.0m intead of the minimum required lot frontage of 18.0m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4130 or (905) 546-3935.

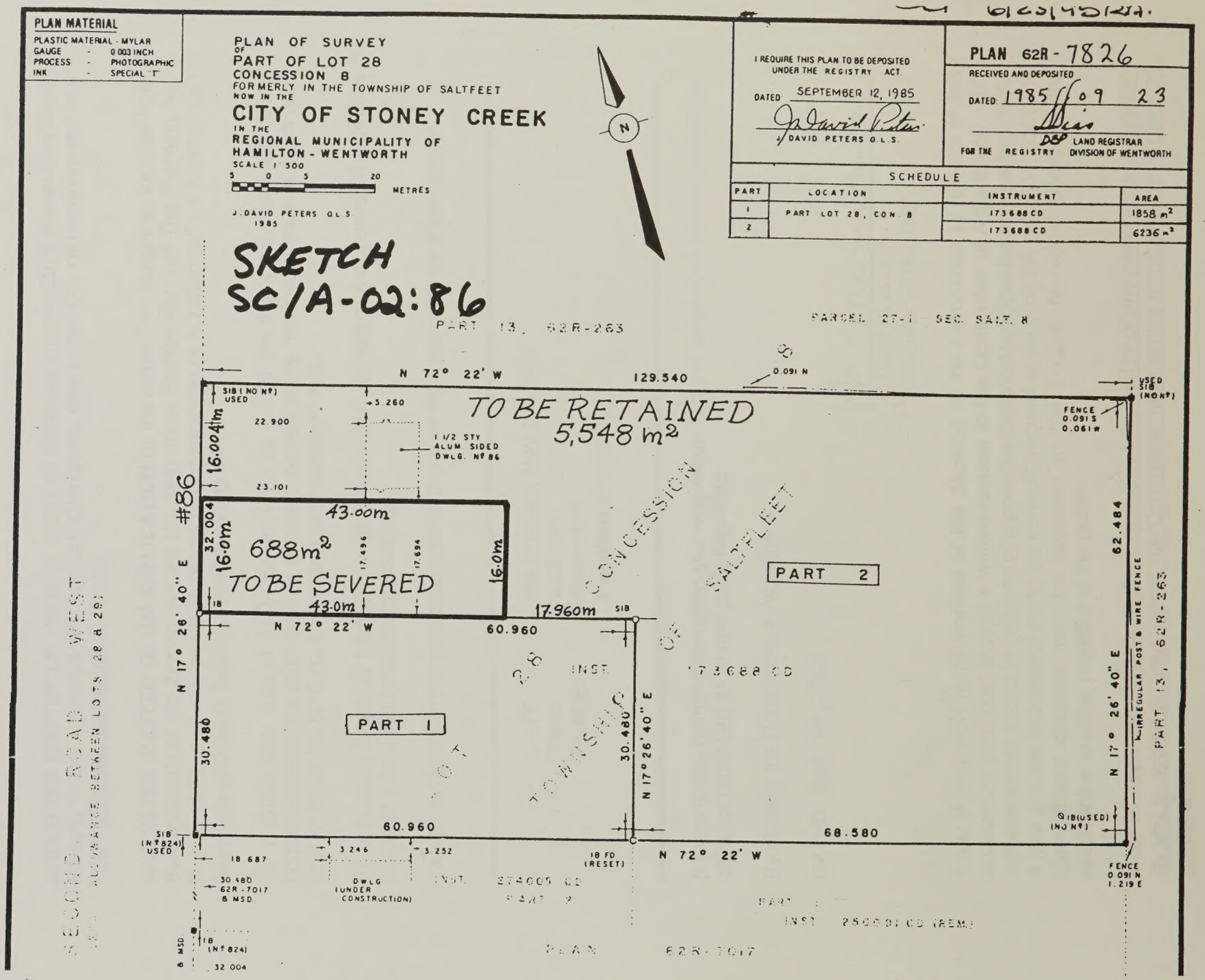
By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


PLAN MATERIAL
PLASTIC MATERIAL - MYLAR
GAUGE - 0.003 INCH
PROCESS - PHOTOGRAPHIC
INK - SPECIAL "T"
PLAN OF SURVEY
OF
PART OF LOT 28
CONCESSION 8
FORMERLY IN THE TOWNSHIP OF SALTFEET
NOW IN THE
CITY OF STONEY CREEK
IN THE
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH
SCALE 1:300
5 0 5 20
METRES
J. DAVID PETERS O.L.S.
1985
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
DATED SEPTEMBER 12, 1985
J. DAVID PETERS O.L.S.
PLAN 62R-7826
RECEIVED AND DEPOSITED
DATED 1985 09 23
LAND REGISTRAR
FOR THE REGISTRY DIVISION OF WENTWORTH
SCHEDULE
PART | LOCATION | INSTRUMENT | AREA
1 | PART LOT 28, CON. 8 | 173688 CD | 1858 m²
2 | | 173688 CD | 6236 m²
SKETCH
SC/A-02:86
PART 13, 62R-265
PARCEL 27-1 SEC. SALT. 8
N 72° 22' W 129.540
0.091 N
SIB (NO Nº) USED
+5.260
22.900
16.004m
1 1/2 STY ALUM. SIDED DWLG. Nº 86
23.101
#86
43.00m
32.004
16.0m
688m²
TO BE SEVERED
17.436
17.694
16.0m
43.0m
TO BE RETAINED
5,548 m²
USED STB (NO Nº)
FENCE 0.091 S 0.061 W
62.484
PART 2
IB
17.960m SIB
N 72° 22' W 60.960
N 17° 28' 40" E
CONCESSION
SALTFLEET
INST 173688 CD
PART 1
30.480
TOWNSHIP OF
30.480
N 17° 26' 40" E
60.960
68.580
SIB (Nº 824) USED
IB (USED) (NO Nº)
IRREGULAR POST & WIRE FENCE
PART 13, 62R-263
18.687
3.246
3.252
18 FD (RESET)
N 72° 22' W
30.480 62R-7017 & MSD
DWLG (UNDER CONSTRUCTION)
INST 274005 CD
PART 2
FENCE 0.091 N 1.219 E
INST 250991 CD (REM.)
PLAN 62R-7017
18 (Nº 824)
32.004
SECOND ROAD WEST
(66' ALLOWANCE BETWEEN LOTS 28 & 29)

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. GL/A-02:73

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 464, of the City of Hamilton (formerly Glanbrook), Section (s) 7.13 and 12.

AND IN THE MATTER OF Premises known as Municipal number 2976 Homestead Drive, formerly in the Township of (Glanford) Glanbrook, now in the City of Hamilton and in a **"ER" (Existing Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Ron Jongeling, for relief from the provisions of the Zoning By-Law No. 464, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a 7.62m (25') x 10.67m (35') barn style accessory bulding notwithstanding that:

1) a gross floor area of 81.29 sq. m. (875 sq. ft.) for the first storey (plus loft space contained within the roof) shall be provided instead of the maximum required gross floor area of 40 sq. m. (430 sq. ft.) for accessory buildings; and,

2) a building height of 64m (21') shall be provided instead of the maximum permitted height of 4.5m (15') for accessory buildings.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 and (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

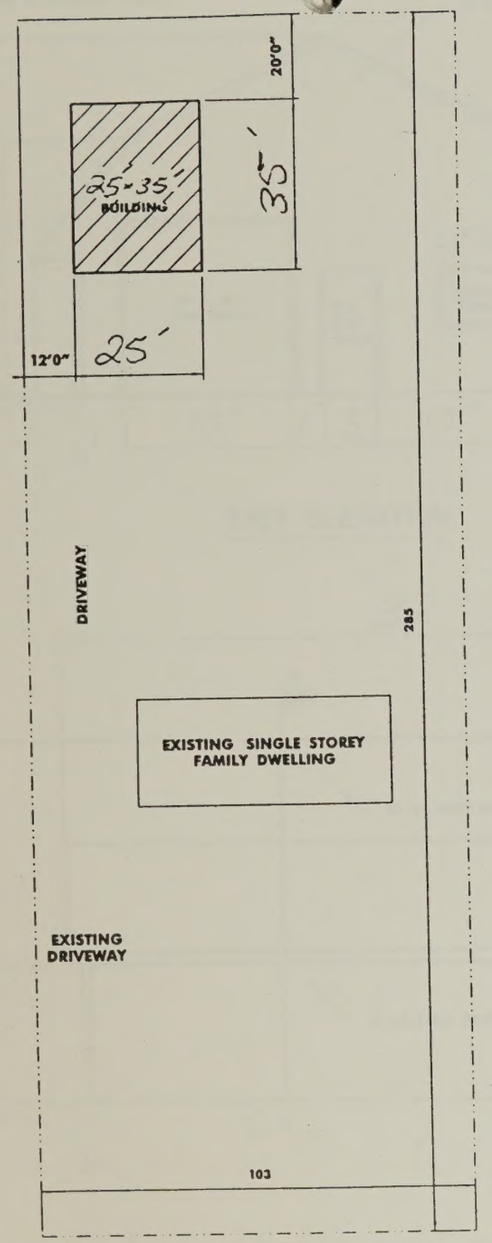
M. Migrano.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

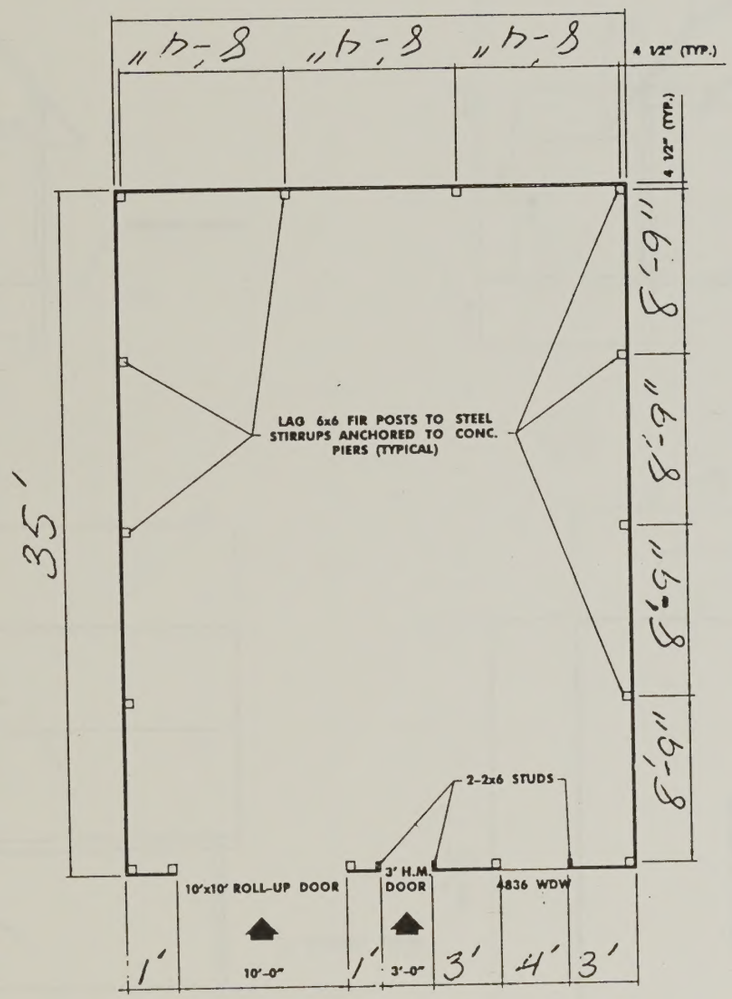
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

CONSTRUCTION NOTE:
ALL CONSTRUCTION MUST CONFORM TO LOCAL BYLAWS & BUILDING CODES

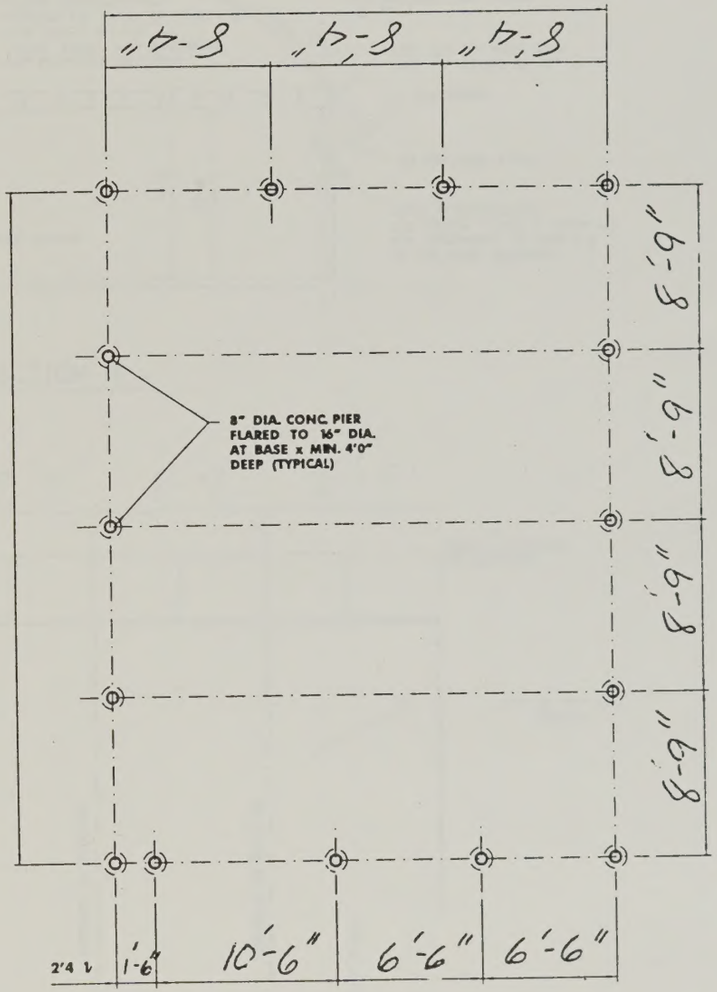


2976 HOMESTEAD DRIVE, MOUNT HOPE, ONT.

SITE PLAN



GROUND FLOOR LAYOUT



PIER LAYOUT

SKETCH (1)
GL/A-02:73

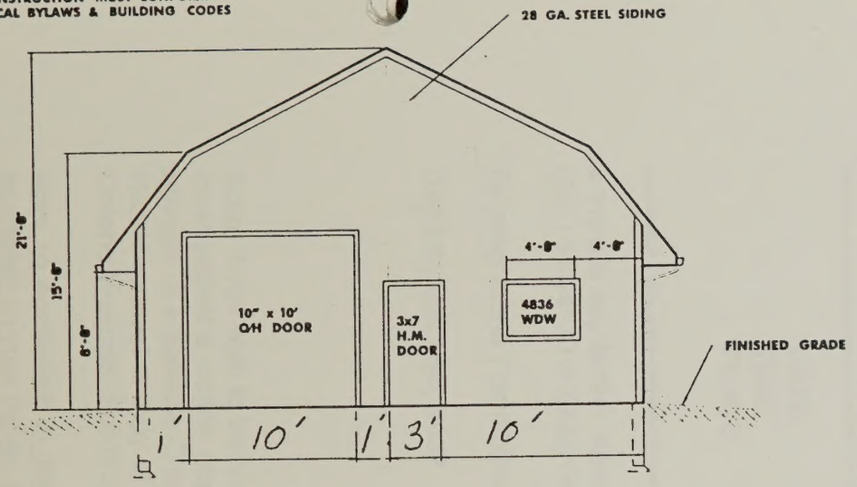
ADVANTAGE CUSTOM CONTRACTING
NEW STORAGE BUILDING
SITE PLAN, PIER LAYOUT AND GROUND FLOOR LAYOUT

REVISIONS:

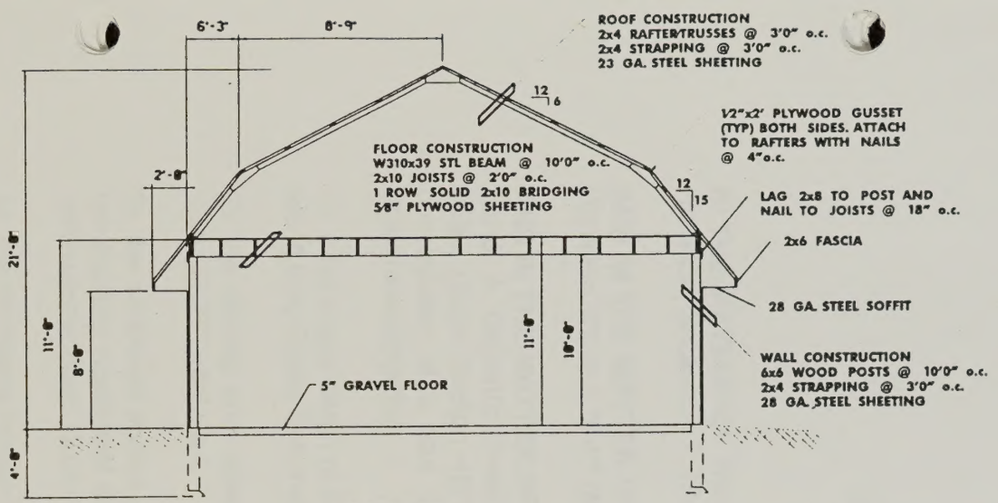
REFERENCE: D200
DRAWING: 7001-

DRAWN BY: E. SCHMIDT
SCALE: 1"=12'-0"
DATE: APRIL 2000
REFERENCE: D20070
DRAWING: 7001-00 REV:

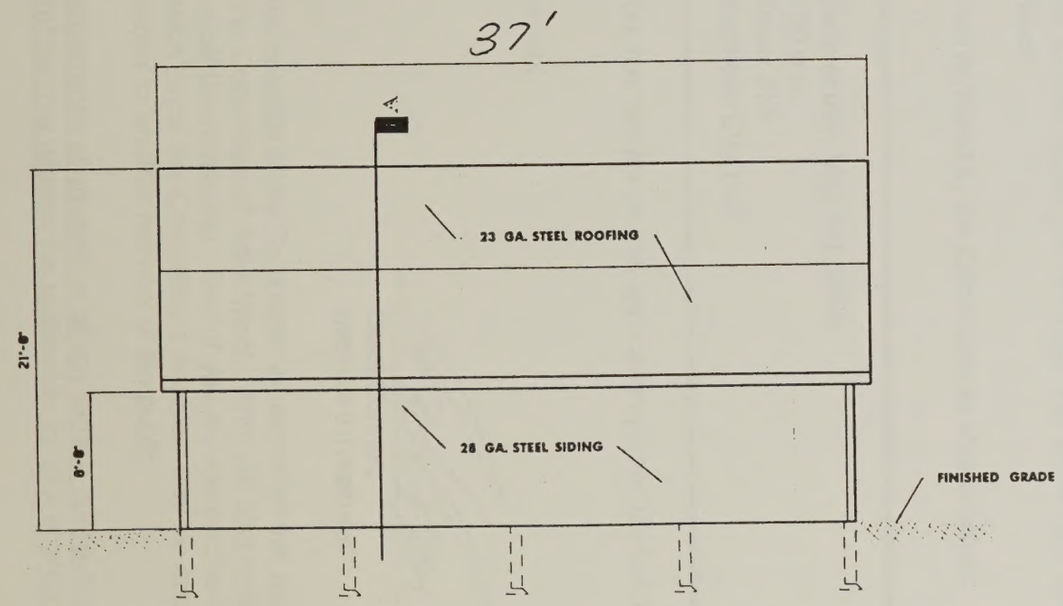
CONSTRUCTION NOTE:
ALL CONSTRUCTION MUST CONFORM
TO LOCAL BYLAWS & BUILDING CODES



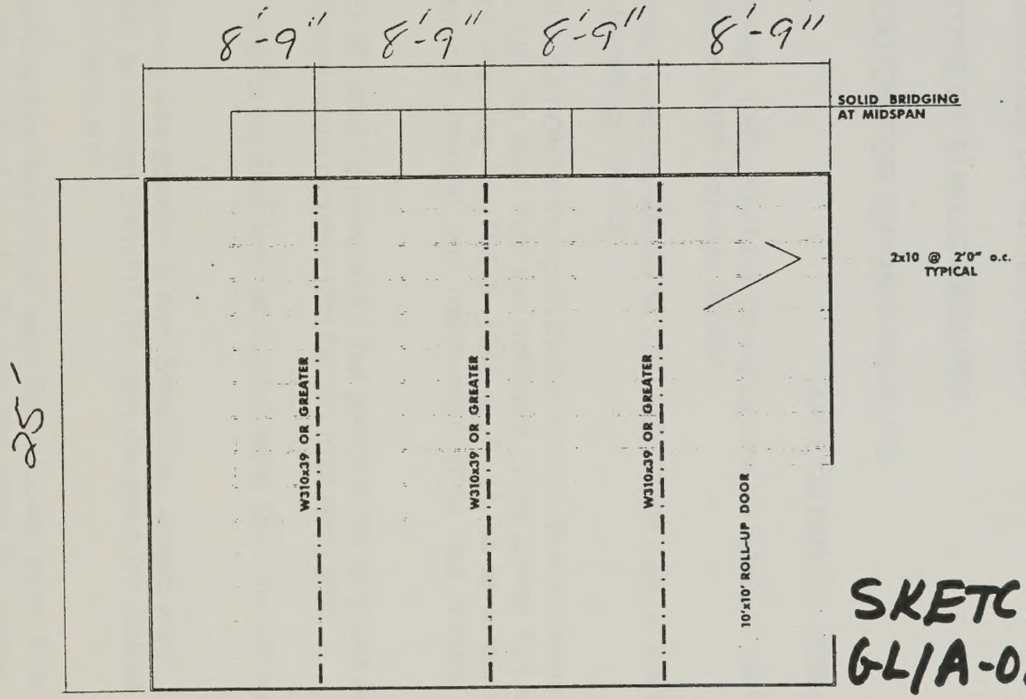
EAST ELEVATION



SECTION A



NORTH & SOUTH ELEVATIONS



LOFT LAYOUT FLOOR FRAMING

SKETCH (2)
GLIA-02:73

REFERENCE: D2007
DRAWING: 7002-

REVISIONS:
1. REVISED ROOF SLOPES 0500

NEW STORAGE BUILDING
FOR RON JONGELING

LAYOUT, SECTIONS, ELEVATIONS

DRAWN BY: E. SCHMIDT
SCALE: 1"=12'-0"
DATE: APRIL 2000
REFERENCE: D20070
DRAWING: 7002-01 REV:

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:66

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 7, 7A, 11B, 18A, and 19B Schedule S-1454.

AND IN THE MATTER OF Premises municipally known as 2717 King Street East, in the City of Hamilton and in a **"E-2" (Multiple Dwellings)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Shirley Thomas-Weir on behalf of the owner A. DeSantis Developments Ltd., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a four (4) storey one hundred and twenty-eight (128) bed nursing home notwithstanding that:

1) a front yard depth of 6.57m (21.56') shall be provided for that portion of the proposed building along King Street East instead of the minimum required 12m (39.37') front yard depth;

2) the parking area adjacent to King Street East shall be located within the minimum required 12m (39.37') front yard;

3) the southeast portion of the parking area adjacent to King Street East, located within 3.0m of the abutting residential district, shall be located 5.4m (17.72') from the street line instead of the minimum required 12.0m (39.37') setback; and,

4) the northwest portion of the parking area adjacent to Nash Road, located within 3.0m of the abutting residential district, shall be located 4.8m (15.75') from the street line instead of the minimum required 6.0m (19.69') setback.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

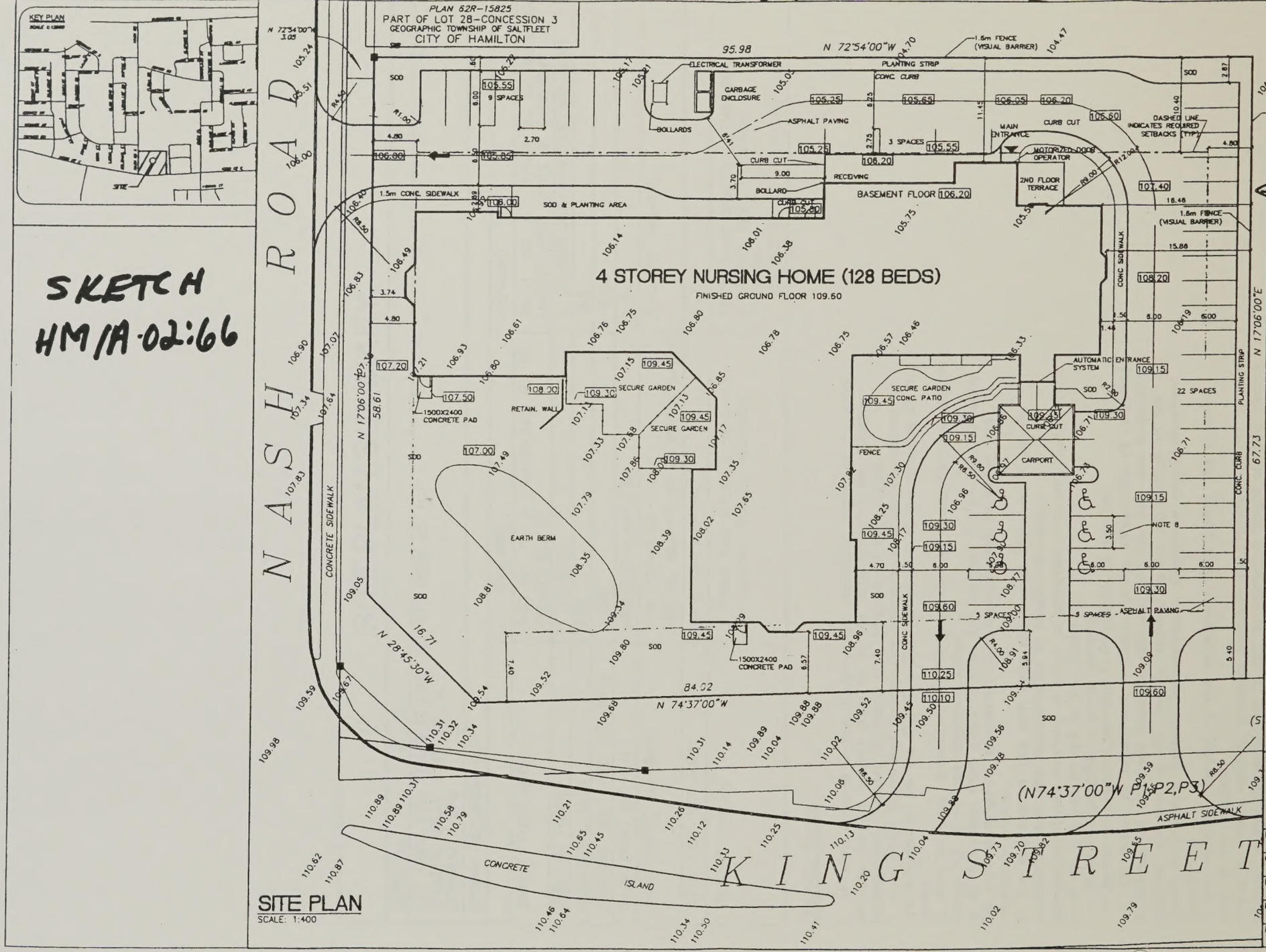
By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.



SKETCH
HM/A-02:66

← New Townhouses Under Construction

SITE PLAN
SCALE: 1:400

General Notes:
SITE PLAN SUMMARY ATTACHED

NO	REVISIONS TO DWG	DATE
1	Committee of adjust. for set backs	March 01/02

This Drawing shall be used only for the purpose indicated below.

- Preliminary
- Permit
- Tender
- Construction

GAIL E. LAMB
INCORPORATED ARCHITECT
34219 Nest Road, RR#2, Lucan, Ontario N0M 2J0
Phone (519) 227-0582 Fax (519) 227-0581

Project Title:
THOMAS NURSING HOME
KING STREET
HAMILTON, ONTARIO

Sheet Title:
SITE PLAN

Drawn: T.H., PK	Scale: AS NOTED
Checked: GEL	Date: GEL
Project Number: 2000-17	Drawing Number: 100
Date Plotted: MAR 1/02	
Filename:	

SITE PLAN SUMMARY

GENERAL

LOT AREA: 1.62 ACRES (70,675 SQ. FT., 6566 SQ. M.)
BUILDING AREA: .1775 SQ. M.
COVERAGE: 27%

ZONING REQUIREMENTS

	REQUIRED	*PROVIDED*
GROSS FLOOR AREA	AREA OF LOT X 1.9=134,282 SQ. FT. (12,475 SQ. M)	85,731 SQ. FT. (7965 SQ. M) INCLUDIN(UNDEVELOPED SPACE IN BASEMENT
BUILDING HEIGHT	4 STOREYS	4 STOREYS WITH WALKOUT BASEMENT
LANDSCAPE AREA	25%	36%
INTERIOR SIDE YARD SET-BACK	4.8M	15.8M
NASH ROAD SET-BACK	HXW/120-1.5M=3.3M	3.7M
KING STREET SET-BACK	HXW/120=7.4M SPECIAL RQMNTS OF AA DISTRICT=12M	5.4M (TO PARKING)
REAR YARD SET-BACK	HXW/120+3=10.4M	11.4M
PARKING SPACES	1 SPACE FOR EVERY 3 BEDS=43 NO LOADING SPACES REQUIRED	38 REGULAR SPACES (2.7MX6.0M) 6 BARRIER FREE (3.5MX6M) 44 TOTAL 1 LOADING SPACE (3.7MX9M)

GENERAL NOTES

1. All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director, Development Division, Planning and Development Department.
2. Fire Route Signs and 3-Way Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.
4. All driveways from property lines for the first 7.5 m shall be within 5% maximum grade, thereafter, all driveways shall be within 10% maximum grades.
5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:
   - Road cut permits - Sewer permits
   - Approach approval permits - Relocation of services
   - Committee of Adjustment - Encroachment agreements (if required)
6. Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Traffic Engineering Section, Transportation, Operations and Environment Department.
7. For visibility triangles at the vehicular access points, the following note to be provided:
metre by metre visibility triangles in which the maximum height of any objects or mature vegetation is not to exceed a height of 0.60 metres above the corresponding perpendicular centreline elevation of the adjacent street."
8. Barrier free parking spaces shall be painted blue with glass beads imbedded in the paint & symbol shall be painted in the space. A sign shall be installed indicating barrier free parking.

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. DN/A-02:83

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3581-86, as amended, of the City of Hamilton (formerly Dundas).

AND IN THE MATTER OF Premises municipally known as 19 Cameron Avenue, formerly in the Town of Dundas, now in the City of Hamilton and in a **"R2" (Single Detached Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owner James W. Blankstein, for relief from the provisions of the Zoning By-Law No. 3581-86, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a detached accessory building in the rear yard notwithstanding that:

1) a minimum southerly side yard width of not less than 0.61m (2.0') shall be provided instead of the minimum required 2.0m (6.56') side yard width;

2) a minimum rear yard depth of not less than 0.61m (2.0') shall be provided instead of the minimum required 2.0m (6.56') rear yard depth; and,

3) the accessory building shall have a size of not more than 53.5 sq. m. (576 sq. ft.) instead of the maximum size of 41 sq. m. (441.3 sq. ft.).

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

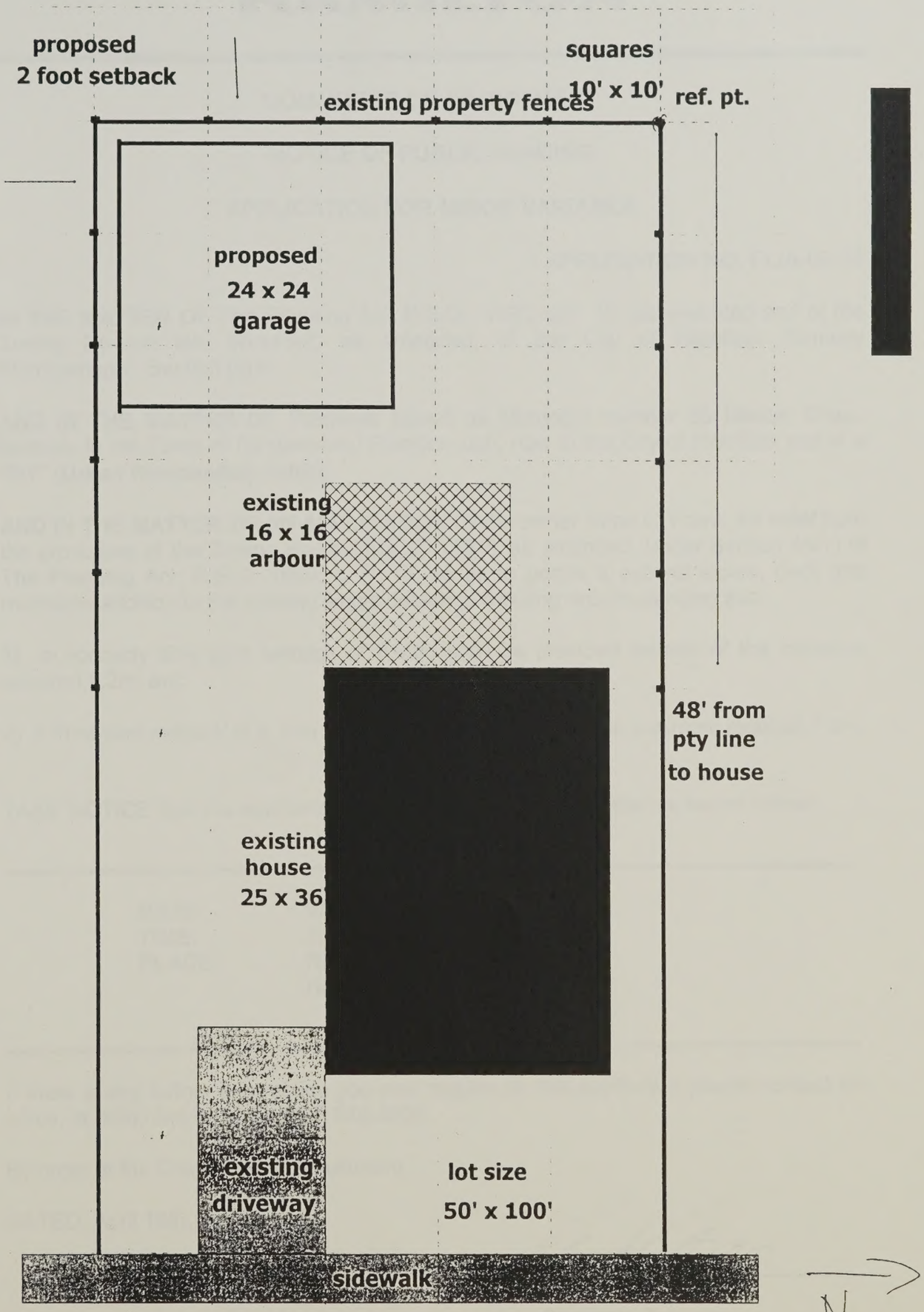
M. Migrano

for Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

3D Landscape 2.0 - c:\3dland2\jb2424v4.LND - Books That Work



19 Cameron Ave.

SKETCH

DN1A-02:83

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. FL/A-02:78

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough), Section (s) 6.

AND IN THE MATTER OF Premises known as Municipal number 35 Nelson Street, formerly in the Town of (Waterdown) Flamborough, now in the City of Hamilton and in a **"R1" (Urban Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Ronn C. Frank, for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a second storey, deck and mudroom addition to the existing single detached dwelling notwithstanding that:

1) a northerly side yard setback of 0.93m shall be provided instead of the minimum required 1.2m; and,

2) a front yard setback of 5.10m shall be provided instead of the minimum required 7.5m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:40 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

PART OF

LOT 16, ON THE N.W. SIDE OF NELSON ST., BLOCK 7

REGISTERED PLAN Nº 355 (PART 1)

ALSO BEING

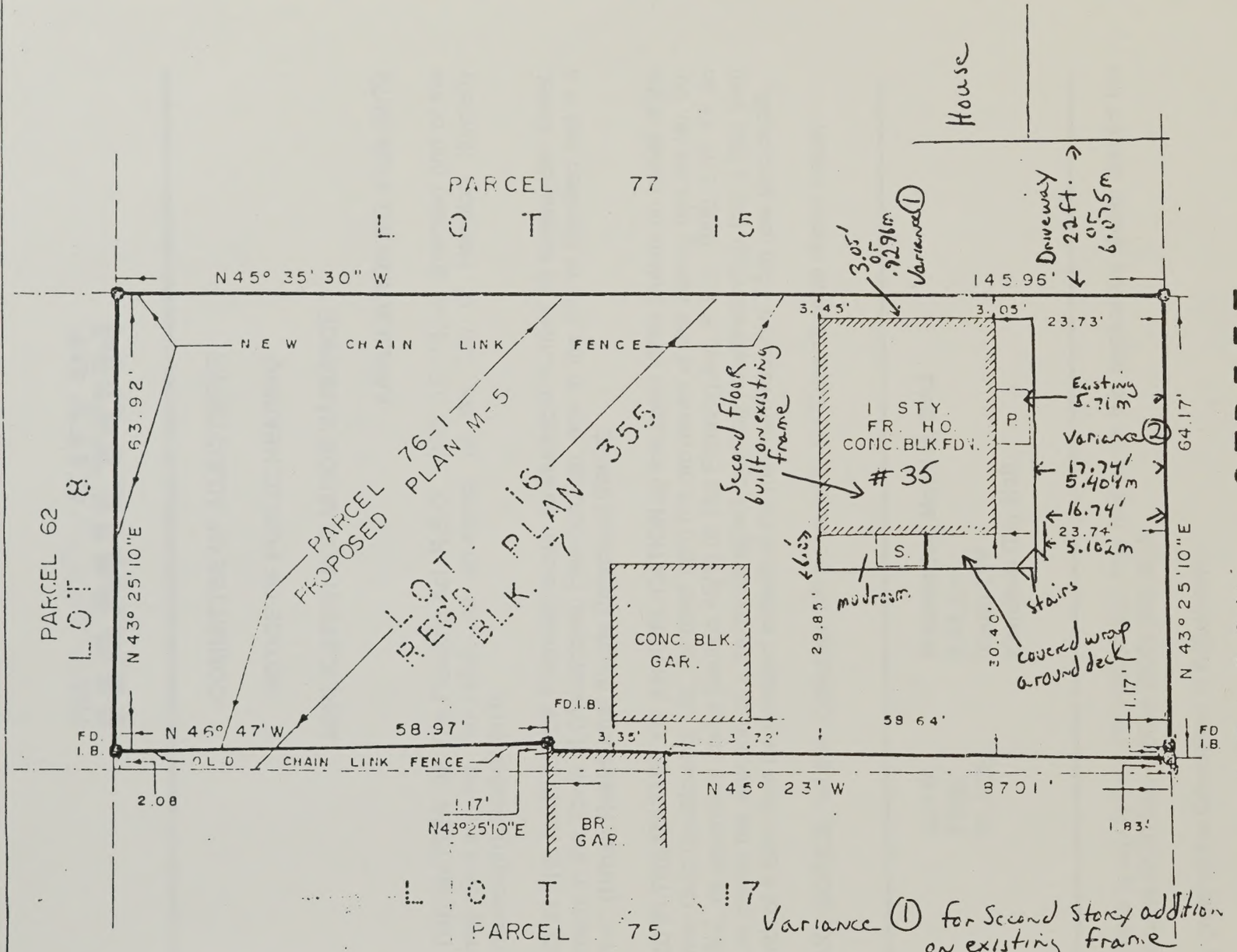
PARCEL 76-1

PROPOSED LAND TITLES PLAN Nº M-5

IN THE

VILLAGE OF WATERDOWN

SCALE: 1 INCH = 20 FEET



SKETCH
FL/A-02:78

NOTE:
PLAN TO SHOW EXISTING CONDITIONS ONLY, NOT FOR REGISTRATION.

○ - DENOTES SET S.I.B.
● - DENOTES SET I.B.

Variance (1) for Second story addition on existing frame

Interior side yard
existing .9296 m
proposed — same
need — 1.2 m
relief — .2704m

Variance (2) wrap around covered deck / stairs Front portion

Frontyard
existing porch 5.71 m.
proposed deck 5.102m.
need 7.5m with allowable encroachment of 1.5m
reduces need to 6.0m
relief .898 m.

A.T. McLAREN LIMITED
ONTARIO LAND SURVEYORS

MAR 29, 1978

A.T. McLAREN, O.L.S.
66 KING ST.E.
HAMILTON, ONT.
527-8559 . 527-00

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. FL/A-02:72

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough), Section (s) 6.

AND IN THE MATTER OF Premises known as Municipal number 20 Keewayden Street, formerly in the Town of (Waterdown) Flamborough, now in the City of Hamilton and in a **"R1-1" (Urban Residential Single Detached)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Victor Culotta on behalf of the owner Culo Investments Ltd., for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the erection of a single detached dwelling notwithstanding that a rear yard depth of 6.82m shall be provided instead of the minimum required 7.5m rear yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

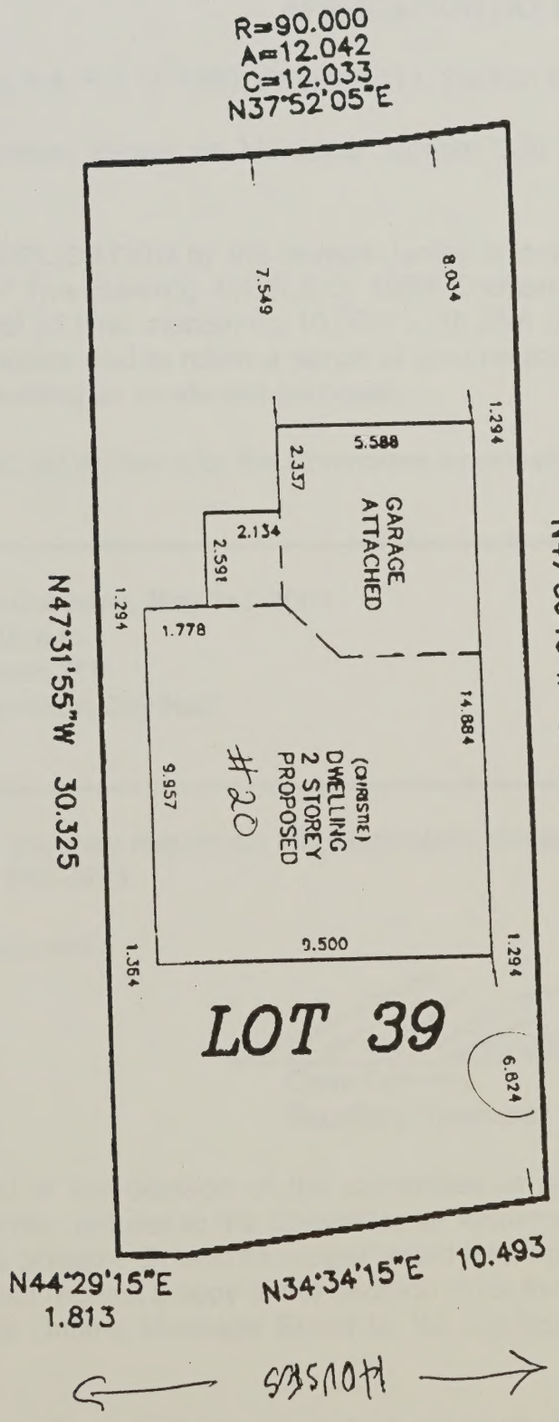
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

N

SCALE 1:200

SKETCH
FL/A-02:72

KEEWAYDIN STREET



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:43

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 360 Cumberland Avenue, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the owners James and Marie Davies, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land measuring 10.05m x 38.29m containing an existing building for industrial purposes, and to retain a parcel of land measuring 10.05m x 36.99m containing an existing dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:50 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

IN THE

CITY OF HAMILTON

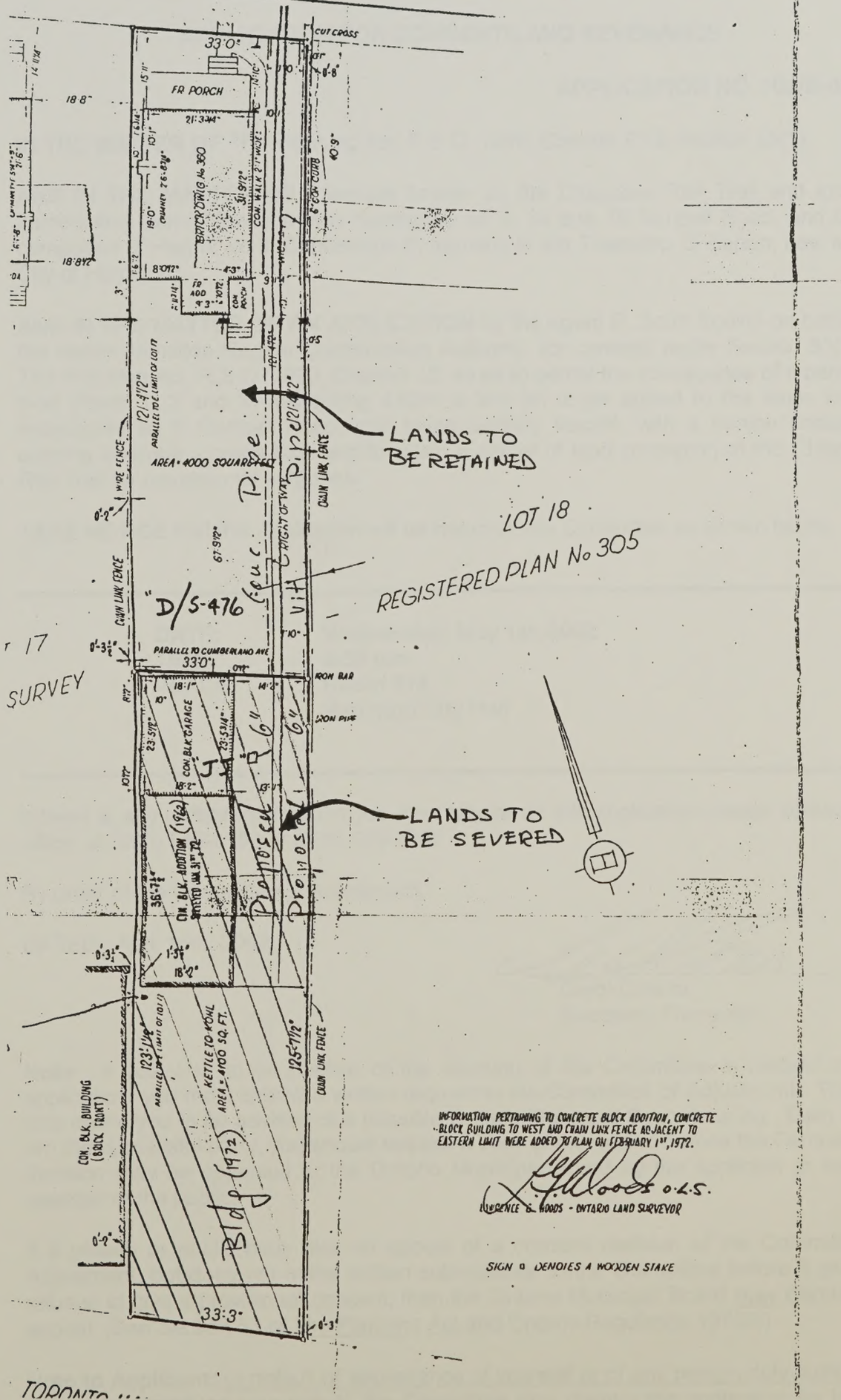
SCALE: 1" = 20'

SKETCH

HM/B-02:43

CUMBERLAND AVENUE

Exist Cowl St



INFORMATION PERTAINING TO CONCRETE BLOCK ADDITION, CONCRETE BLOCK BUILDING TO WEST AND CHAIN LINK FENCE ADJACENT TO EASTERN LIMIT WERE ADDED TO PLAN ON FEBRUARY 1ST, 1972.

L.E. Woods O.L.S.

LAWRENCE E. WOODS - ONTARIO LAND SURVEYOR

SIGN ○ DENOTES A WOODEN STAKE

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:44

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as the Chippawa Rail Trail and located immediately behind lands known municipally as 6, 14 and 10 Dartnall Road, and being composed of Part of lot 3, Concession 8, formerly in the Township of Barton, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent B. Scott Konkle on behalf of the owner Hamilton Region Conservation Authority, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land (Parts 1, 2 and 3) measuring 4.62m x 383.3m to be added to the lands known municipally as 6 Dartnall Road, and being partially vacant, with a portion containing existing concrete storage bins and to retain a parcel of land consisting of the Chippawa Rail Trail for recreational purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:55 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM1B-02:44

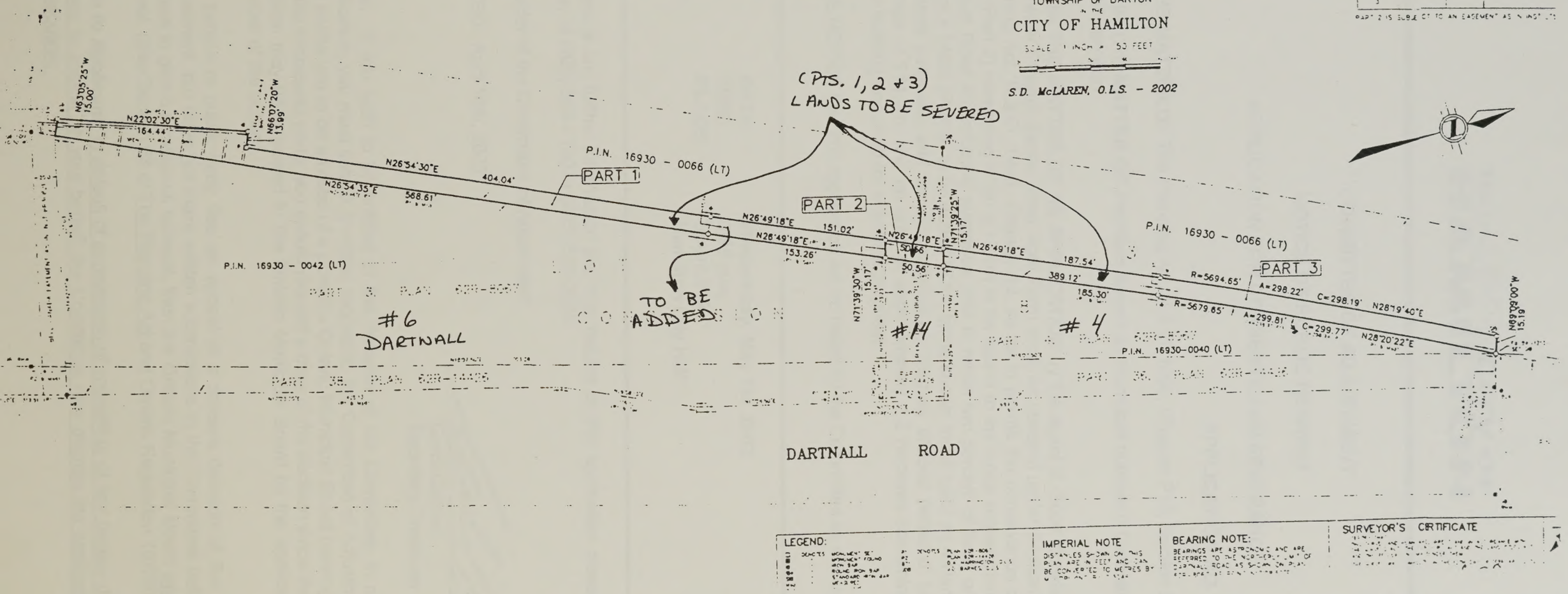
LOT 3
CONCESSION 8
GEOGRAPHIC
TOWNSHIP OF BARTON
IN THE
CITY OF HAMILTON

SCALE 1 INCH = 50 FEET

S.D. McLAREN, O.L.S. - 2002

PART	LOT	CON.	P.I.N.
1	PART OF 3	8	PART OF 16930-0
2			
3			

PART 2 IS SUBJECT TO AN EASEMENT AS IN INST. NO.



LEGEND:

IMPERIAL NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF DARTNALL ROAD AS SHOWN ON PLAN

SURVEYOR'S CERTIFICATE

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:45

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 6 Dartnall Road, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent B. Scott Konkle on behalf of the owner Casimir Banas (Four Acre Farm Inc.), for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land (Part 2) measuring 4.6m x 15.4m to be added to the lands known municipally as 14 Dartnall Road for industrial purposes, and to retain two parcels of land; one measuring 4.62m x 148m (Part 3) to be added to the lands known municipally as 4 Dartnall Road for industrial puropses, and the other, being an irregular shaped parcel of land, having a frontage of 214.4m, and an area of approximately 1.2 hectares containing an existing office building and shed for industrial purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**3:55 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM1B-02:45

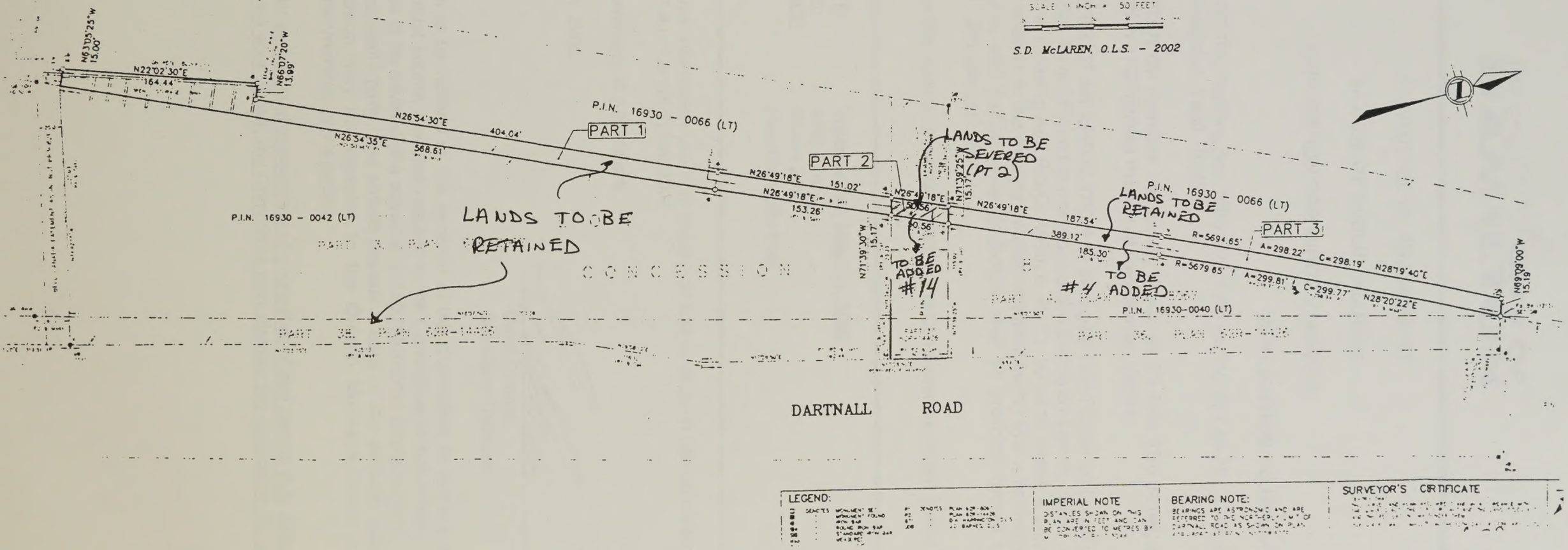
LOT 3
CONCESSION 8
GEOGRAPHIC
TOWNSHIP OF BARTON
IN THE
CITY OF HAMILTON

SCALE 1 INCH = 50 FEET

S.D. McLAREN, O.L.S. – 2002

PART	LOT	CON.	P.I.N.
1	PART OF 3	8	PART OF 16930-0
2			
3			

PART 2 IS SUBJECT TO AN EASEMENT AS IN INST. [illegible]



LEGEND:

IMPERIAL NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY [illegible]

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF DARTNALL ROAD AS SHOWN ON PLAN [illegible]

SURVEYOR'S CERTIFICATE
[illegible]

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:67

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9 and 18.(3)(vi)

AND IN THE MATTER OF Premises municipally known as 80 East 33rd Street, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Tom Forster on behalf of the owner Kevin Moriarity, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed single storey rear addition to the existing dwelling notwithstanding that a northerly side yard width of 0.64m, with further eaves projection, shall be provided instead of the minimum required 1.2m side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**4:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

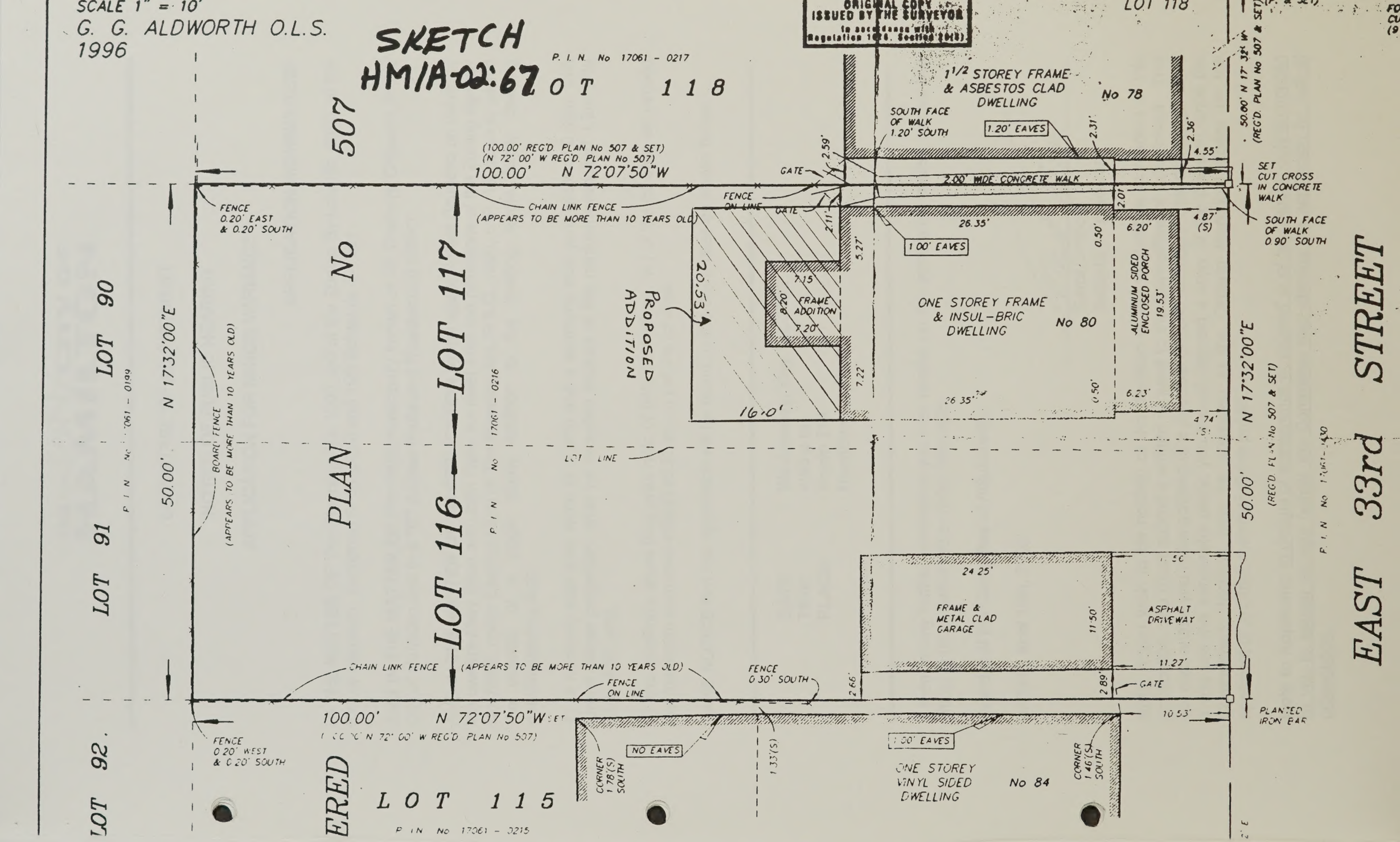
By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


SCALE 1" = 10'
G. G. ALDWORTH O.L.S.
1996
SKETCH
HM/A-02:67
ORIGINAL COPY
ISSUED BY THE SURVEYOR
LOT 118
P. I. N. No 17061 - 0217
LOT 118
1 1/2 STOREY FRAME & ASBESTOS CLAD DWELLING
No 78
SOUTH FACE OF WALK 1.20' SOUTH
1.20' EAVES
2.31'
2.36'
4.55'
50.00' N 17° 32' W (REG'D. PLAN No 507 & SET)
(100.00' REG'D. PLAN No 507 & SET)
(N 72° 00' W REG'D. PLAN No 507)
100.00' N 72°07'50"W
GATE
2.59'
2.00' WIDE CONCRETE WALK
SET CUT CROSS IN CONCRETE WALK
FENCE ON LINE
GATE
2.01'
2.11'
26.35'
4.87' (S)
SOUTH FACE OF WALK 0.90' SOUTH
FENCE 0.20' EAST & 0.20' SOUTH
CHAIN LINK FENCE (APPEARS TO BE MORE THAN 10 YEARS OLD)
1.00' EAVES
0.50'
6.20'
5.27'
PROPOSED ADDITION
20.53'
7.15
8.20'
FRAME ADDITION
7.20'
ONE STOREY FRAME & INSUL-BRIC DWELLING
No 80
ALUMINUM SIDED ENCLOSED PORCH
19.53'
7.22'
16.0'
26.35'
0.50'
6.23'
4.74' (S)
LOT 90
LOT 91
LOT 92
PLAN No 507
LOT 117
LOT 116
LOT 115
N 17°32'00"E
50.00'
BOARD FENCE (APPEARS TO BE MORE THAN 10 YEARS OLD)
P. I. N. No 17061 - 0199
P. I. N. No 17061 - 0216
P. I. N. No 17061 - 0215
LOT LINE
N 17°32'00"E
50.00'
(REG'D. PLAN No 507 & SET)
P. I. N. No 17061 - 0430
EAST 33rd STREET
24.25'
FRAME & METAL CLAD GARAGE
11.50'
ASPHALT DRIVEWAY
11.27'
2.66'
2.89'
GATE
CHAIN LINK FENCE (APPEARS TO BE MORE THAN 10 YEARS OLD)
FENCE ON LINE
FENCE 0.30' SOUTH
100.00' N 72°07'50"W SET
(100.00' N 72° 00' W REG'D. PLAN No 507)
10.53'
PLANTED IRON BAR
FENCE 0.20' WEST & 0.20' SOUTH
NO EAVES
CORNER 1.78'(S) SOUTH
1.33'(S)
1.00' EAVES
ONE STOREY VINYL SIDED DWELLING
No 84
CORNER 1.46'(S) SOUTH

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:68

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9, 18.(3)(vi) and 19B Schedule S-1361

AND IN THE MATTER OF Premises municipally known as 80 Dromore Crescent, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Robert Scudetto on behalf of the owners Mary Ellen and John Opie, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the erection of a single storey addition to the existing single family dwelling notwithstanding that:

1) a northerly side yard width of 0.38m and a southerly side yard width of 0.69m, with further eaves projection, shall be provided instead of the minimum required 1.2m side yard width; and,

2) the dwelling's gross floor area ratio of 94% (305.45 sq. m.) of the lot area will exceed the maximum permitted 45% (146.23 sq. m.) of the lot area.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**4:05 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

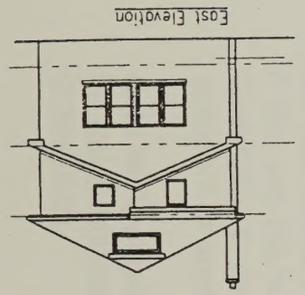
DATED: April 16th, 2002

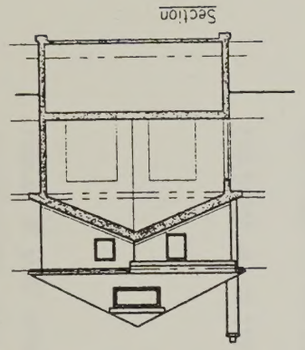
Carol Connor,
Secretary-Treasurer

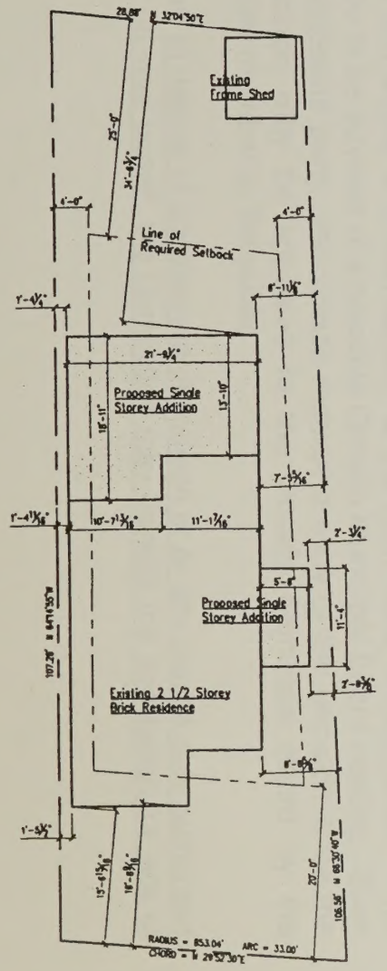
Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

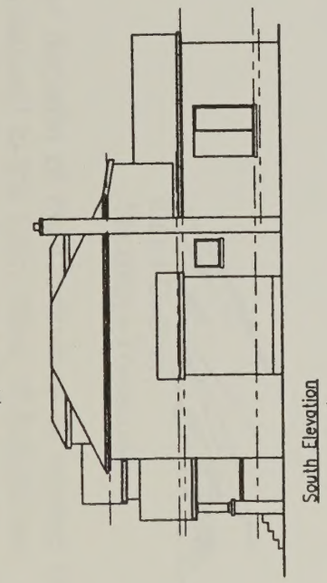
SKETCH
HMIA-02:68

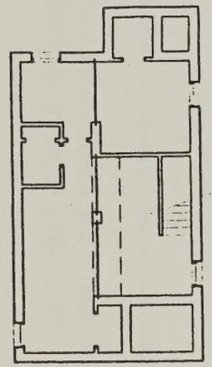




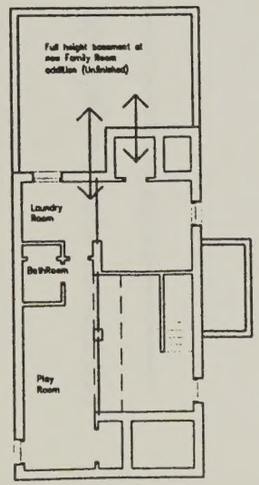


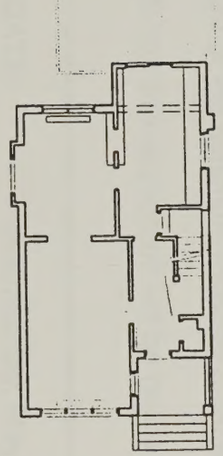
Site Plan



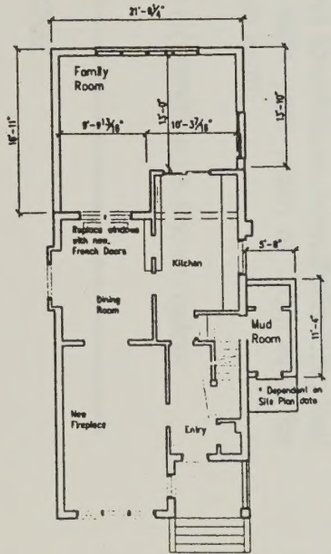


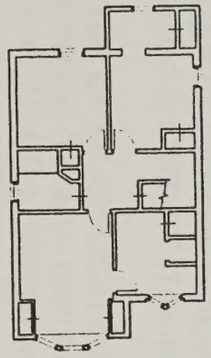
Basement Floor (Existing)
Area: 752.20 sq. ft



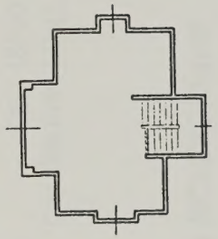


Ground Floor (Existing)
Area: 779.4 sq. ft





Second Floor (Existing)
Area: 738 sq. ft
(No change)



Third Floor (Existing)
Area: 366 sq. ft
(No change)

Addition and Renovation
to Opie Residence

80 Dromore Cr.
Hamilton, Ontario

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:70

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 10D

AND IN THE MATTER OF Premises municipally known as 108 Golden Orchard Drive, in the City of Hamilton and in a **"RT-10" (Townhouse)** district;

AND IN THE MATTER OF AN APPLICATION by the agent John Neyedli on behalf of the owners Minoo and Mehroo Arjani, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the erection of a proposed rear addition to the existing street townhouse notwithstanding that a northerly side yard width of 1.57m and a southerly side yard width of 0.6m shall be provided instead of the minimum required 2.0m side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**4:10 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

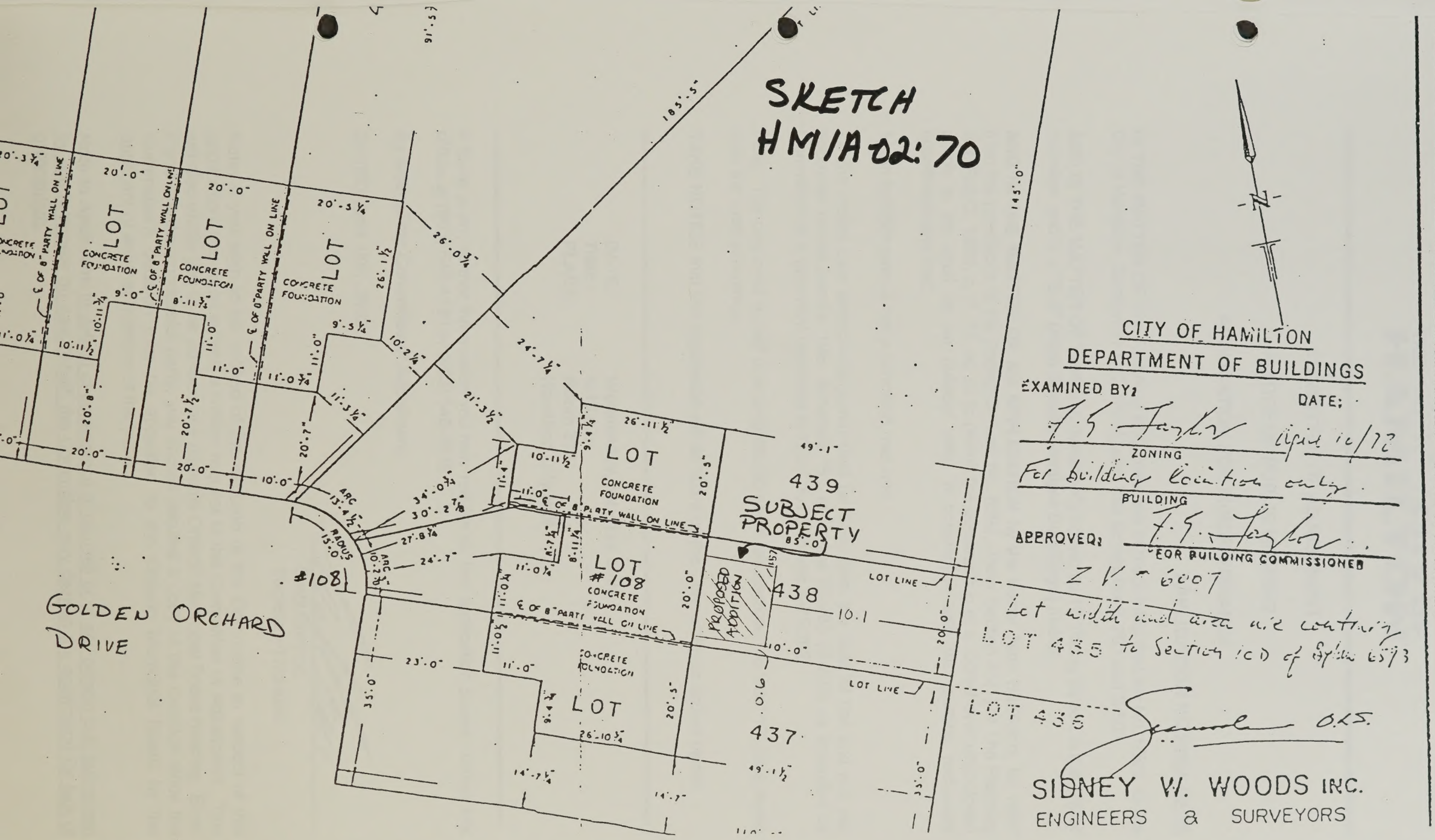
By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


SKETCH
HM/A-02:70
LOT
CONCRETE FOUNDATION
℄ OF 8" PARTY WALL ON LINE
439
SUBJECT PROPERTY
438
437
LOT #108
PROPOSED ADDITION
GOLDEN ORCHARD DRIVE
#108
LOT LINE
CITY OF HAMILTON
DEPARTMENT OF BUILDINGS
EXAMINED BY: J.S. Taylor
DATE: April 10/72
ZONING
For building location only.
BUILDING
APPROVED: J.S. Taylor
FOR BUILDING COMMISSIONER
ZV-6007
Lot width and area are contrary
LOT 435 to Section 10 of Bylaw 6593
LOT 435
O.L.S.
SIDNEY W. WOODS INC.
ENGINEERS & SURVEYORS

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:75

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 11C, 18(11) and 19B Schedules S-292 and S-501

AND IN THE MATTER OF Premises municipally known as 10 Young Street, in the City of Hamilton and in a **"E-3" (High Density Multiple Dwellings)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Nino DeFilippo, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a roofed over unenclosed porch to be used as an outdoor patio in conjunction with the existing restaurant notwithstanding that:

1) an outdoor patio is not a permitted use; and,

2) the roofed over unenclosed porch shall be 0.0m from the front lot line and was not approved under Section 19B, Schedule "B", of By-law 73-285 (S-292) as amended by Committee of Adjustment decisions A-75:27, A-75:65 and A-75:202.

Note: The proposed roofed over unenclosed porch will encroach at least 12', plus eaves onto the road allowance.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**4:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

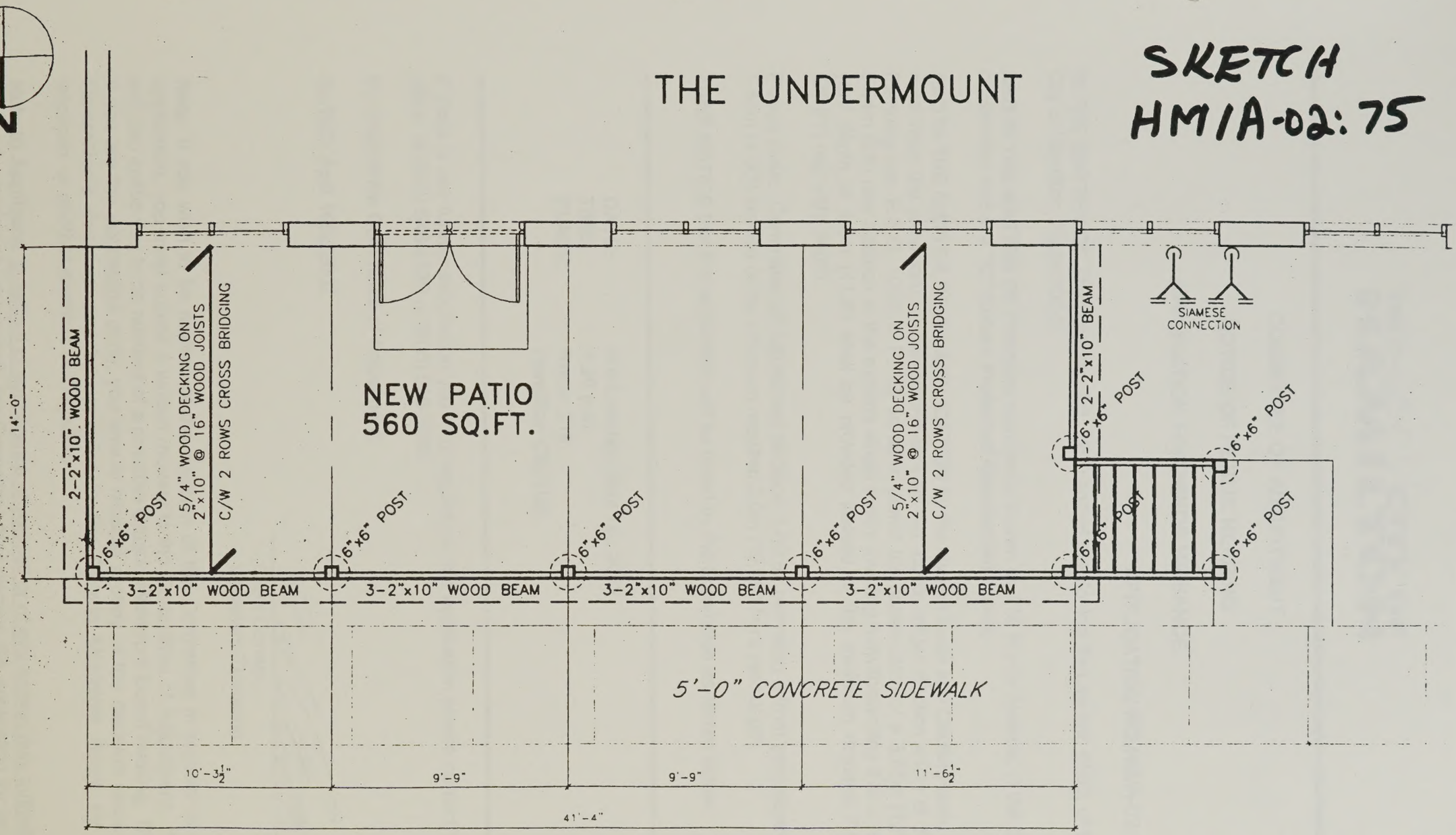
Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

THE UNDERMOUNT

SKETCH
HM1A-02:75



1 PROPOSED PATIO PLAN / PARTIAL FLOOR PLAN

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:76

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9

AND IN THE MATTER OF Premises municipally known as 170 Norrie Avenue, in the City of Hamilton and in a **"C" (Urban Protected Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Louis and Cecilia Piano, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a 3.65m (12') x 8.54m (28') rear addition to the existing single family dwelling notwithstanding that a rear yard depth of 3.6m (11.8') shall be provided instead of the minimum required 7.5m (24.61') rear yard depth.

Please Note: Committee of Adjustment decision A-00:52 permitted a front yard depth of 1.40m (4.60') instead of the minimum required 6.0m (19.69') front yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**4:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

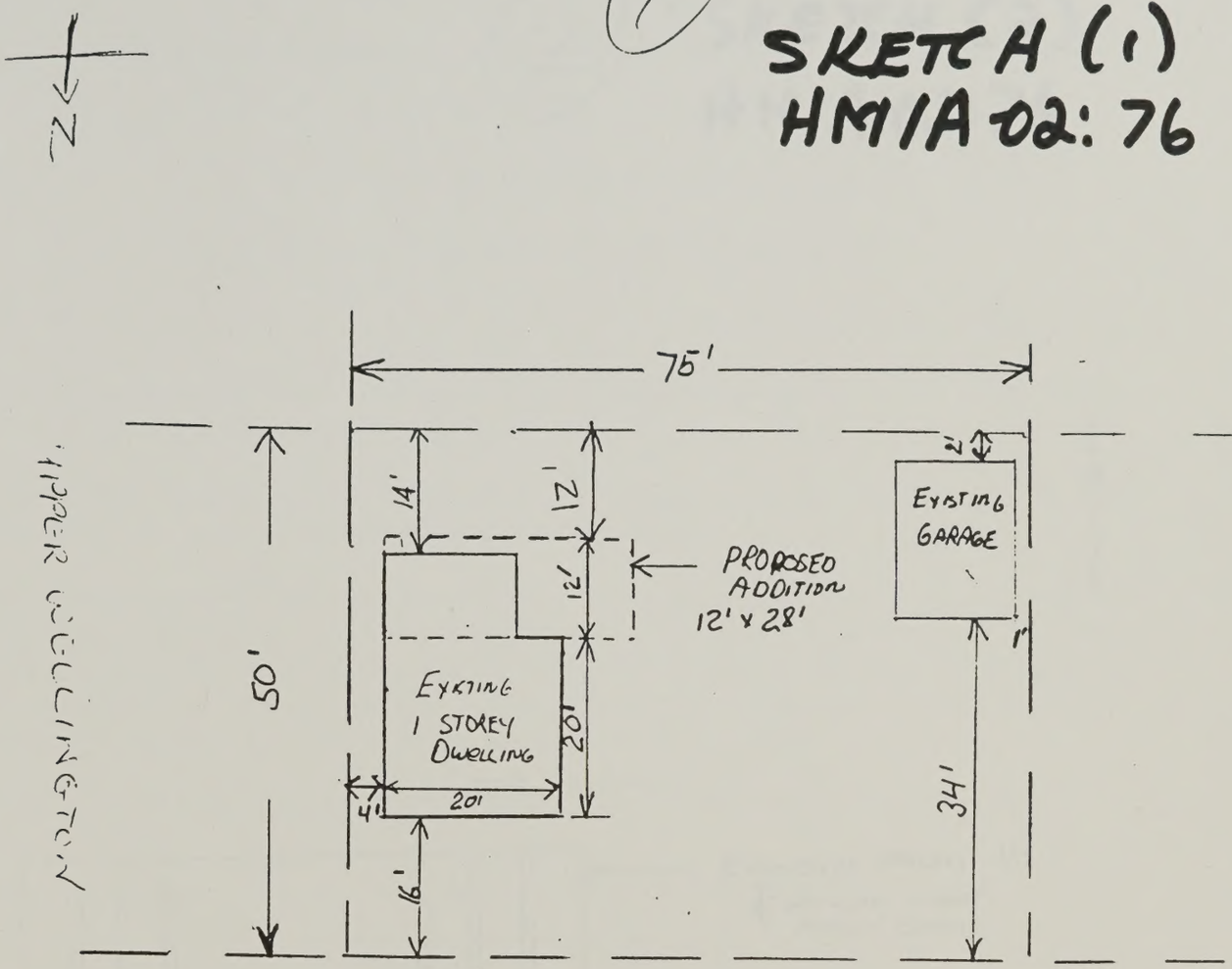
Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

(1)

SKETCH (1)
HM/A 02:76



170 NORRIE AVE

SITE PLAN OF 170 NORRIE AVE

SCALE 1" = 20'

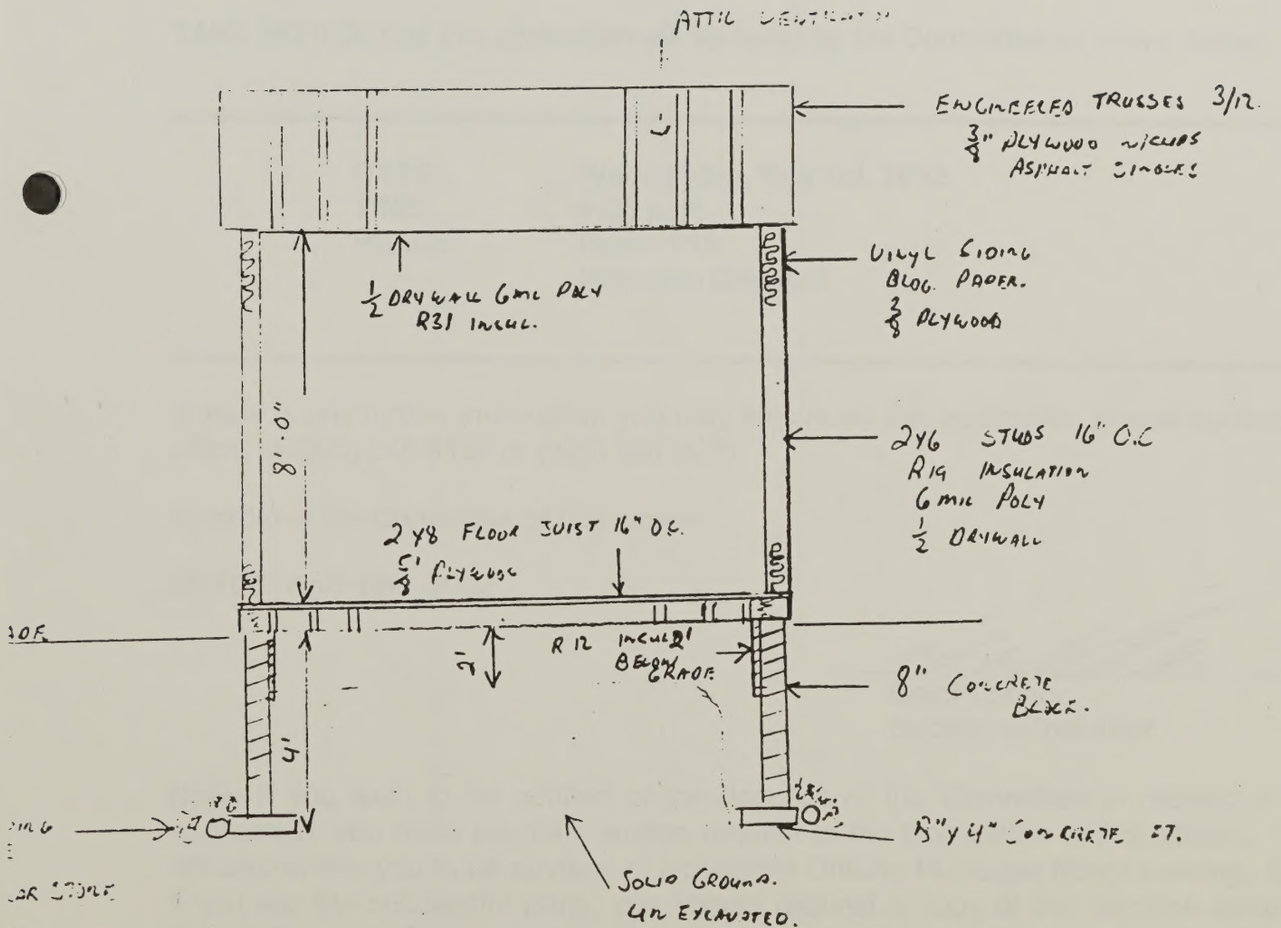
LOT & PLAN NOS

84 : 50475' 848

N

(2) SKETCH (2)
HMIA-02:76

E



CROSS SECTION FOR ADDITION

SCALE 1/2" = 1'

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:79

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 17F and 17T

AND IN THE MATTER OF Premises municipally known as 60 Lancing Drive, in the City of Hamilton and in a **"M-14" (Prestige Industrial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Ross Bommarito on behalf of the owner 1340909 Ontario Ltd., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a motor vehicle repair shop including paint and autobody repair shop in units 9 and 10 notwithstanding that this use is not permitted in the M-14 district.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**4:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM 1A-02:79

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:80

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9A and 18

AND IN THE MATTER OF Premises municipally known as 48 Royalvista Drive, in the City of Hamilton and in a **"R-4" (Small Lot Single Family Dwelling)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Steve Fraser on behalf of the owner Homes by Malatesta, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the erection of a single detached dwelling notwithstanding that a minimum 20% front yard landscaped area shall be provided instead of the minimum required 50% front yard landscaped area.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**4:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

HOMES BY MALATESTA

SKETCH OF
LOT 8 – ROYALVISTA COURT
REGISTERED PLAN 62M-919
CITY OF HAMILTON
SCALE 1:200
0 5 10 metres
G. G. ALDWORTH O.L.S.
2002

SKETCH
HM1A-02:80

X-271 C

N
W E
S

ROYALVISTA DRIVE
(ESTABLISHED BY BY-LAW 88-153, REG'D AS INST. No. 474524 CD)

PART 3 PLAN 62R-9436

EXISTING SIDEWALK & CURB

PART 4
PLAN 62R-9436

N 71°29'30"W
4.50
(218.94)

17.25 N 27°28'30"W

PROPOSED DRIVE 5.1%
(DIRECT TIE)

GARAGE

2 RISERS

BLOCK 11
(STREET WIDENING)

LOT 7

SUBJECT TO 1.20 m WIDE EASEMENT
PART 7 62R-15696

N 16°32'30"E
30.50

PROPOSED DWELLING
GAR.FL.EL.=219.25
1st FL.EL.=219.75
BSMT.FL.EL.=217.24
U/S FTGS.EL.=217.01
'MODEL 2284'

LOT 8

REGISTERED PLAN 62M-919

18.51 N 16°32'30"E
BLOCK 10
(STREET WIDENING)

MAX 7% SLOPES

5.00
PART 8
PLAN 62R-15696

16.50 N 71°29'30"W
PART 9
PLAN 62R-15696

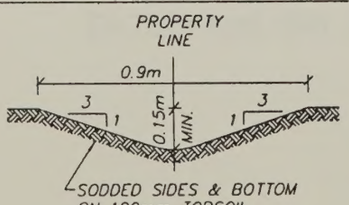
TEMP 3:1 SLOPES

BLOCK 9

BLOCK 12
(0.30 RESERVE)

REGIONAL ROAD No. 163
(CONSOLIDATING BY-LAW R-92-040)
UPPER GAGE AVENUE
(FORMERLY THE KING'S HIGHWAY No. 55)
FUTURE CENTRE LINE OF ROAD

TYPICAL SWALE CROSS-SECTION N.T.S.



NOTE:
THE BUILDER IS TO VERIFY THE LOCATION OF ALL STREET HARDWARE AND UTILITIES PRIOR TO CONSTRUCTION

ROOFWATER LEADERS:
ROOFWATER LEADERS SHALL DRAIN ONTO THE GROUND VIA CONCRETE SPLASH PADS, AND THEN ONTO GRASSED AREAS AT LEAST 0.60m FROM DWELLING FACE

FEBRUARY 26, 2002
DATE

G. G. ALDWORTH
ONTARIO LAND SURVEYOR

LEGEND:
(000.00) PROPOSED FINISHED GROUND ELEVATION
000.00 PROPOSED FINISHED GROUND ELEVATION AT DWELLING
PROPOSED DIRECTION OF SURFACE DRAINAGE FLOW

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
internet email: ajc@ajclarke.com

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X-271 C

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:81

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 14

AND IN THE MATTER OF Premises municipally known as 1373 Main Street East, in the City of Hamilton and in a **"H" (Community Shopping and Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent John Januszewski on behalf of the owner Bob Troulinos, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45(1) of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed automobile service station with four (4) residential units above notwithstanding that:

1) the by-law permits a maximum of two (2) dwelling units only;
2) a minimum planting strip of 1.5m (4.92') shall be provided along the northerly lot line instead of the minimum required 3.0m (9.84') planting strip;
3) the northerly access drive shall be located 1.5m (4.92') from the residential district instead of the minimum required 3.0m (9.84');
4) four (4) parking spaces shall be provided instead of the minimum required five (5) parking spaces; and,
5) a minimum average 2.0m landscaped area between parking spaces off of Main Street has not been provied.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, May 1st, 2002**
TIME:	**4:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

DATED: April 16th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:81

UNIT NOTE
DIMENSIONS ARE SHOWN IN METRIC AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE NORTHERLY LIMIT OF MAIN STREET EAST AS SHOWN ON REFERENCE PLAN 62R-11511, HAVING A BEARING OF N 74°38'40" W.

ELEVATION NOTE
ELEVATIONS ON THIS PLAN ARE GEODETIC AND ARE DERIVED FROM CITY OF HAMILTON BENCH MARK INDEXED AS No.6-14.
LOCATION: House No.26 Cameron Avenue North, north of Main Street, No.336.
ELEVATION = 93.759 m (Geodetic)

Centre Line of Asphalt

TUXEDO AVENUE NORTH

PROPOSED DRIVEWAY & FIRE ROUTE

PROPOSED CAR SERVICE STATION W/ 4 RESIDENTIAL UNITS

3 STOREY BUILDING
No. 1373

PARKING METER TO BE RELOCATED

EXTERIOR LIGHT (TYP.)

RESIDENTIAL PARKING SPACE

RESIDENTIAL PARKING SPACE (UNDER CANTILEVERED PART OF BLDG.)

PROPOSED DRIVEWAY & FIRE ROUTE

Concrete Sidewalk

Centre Line of Wall on Line

1 Storey Brick Building

Siding Addition

Chimney

2 Storey Brick Building No 1381

No.12 2 1/2 Storey Brick House

Fence 0.14S 0.06E

Fin.Flr =93.24

MAIN STREET EAST

Centre Line of Asphalt

LANDSCAPE NOTES:

1. ANY PLAN MATERIAL OR PLAY EQUIPMENT SUBSTITUTION REQUIRE THE APPROVAL OF THE CITY OF HAMILTON.
2. PLANT MATERIAL AND FENCING SHALL BE MINIMUM TO BE PROVIDED BY THE OWNER. ANY ADDITION MUST COMPLY TO THE ZONING BY-LAW.
3. ANY SODDING, PLANTING OR WORK ON LANDS ABUTTING THE PROPERTY FROM THE LOT LINES TO SIDEWALK AND CURBING, SHALL BE TO THE SATISFACTION OF THE CITY.
4. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING OCCUPANCY OF THE DEVELOPMENT.

Site Plan

SCALE 1:100

DETAILS OF DEVELOPMENT:

ZONING	"H" DISTRICTS
NET LOT AREA	463.86 m²
BUILDING COVERAGE (MAX.)	
GROUND FLOOR (MAX.)	179.40 m²
SECOND FLOOR	202.20 m²
THIRD FLOOR	202.20 m²
GROSS FLOOR AREA (MAX.)	583.80 m²
BUILDING HEIGHT (MAX.)	14.21 m
NUMBER OF FLOORS (MAX.)	3
NUMBER OF UNITS (MAX.)	4
NUMBER OF PARKING SPACES (MIN.)	4
NUMBER OF LOADING SPACES (MIN.)	0

MINIMUM YARD REQUIREMENTS

SIDE YARD	1.2 m (3.94')
REAR YARD	7.5 m (24.61')
HEIGHT REQUIREMENTS	17.0 m (55.77')
LANDSCAPED AREA (MIN.)	76.37 m²

URBAN MUNICIPAL

CA4 ON HBL G04
N53
2002

THE CITY OF HAMILTON

URBAN MUNICIPAL

JUL 10 2002

GOVERNMENT DOCUMENTS

AGENDA

COMMITTEE OF ADJUSTMENT (Rural)

****

Date: Wednesday, July 17th, 2002
Time: 1:30 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
2:00 p.m.	GL/A-02:156	3840 Highway No. 6 (Glanbrook)	Agent Gidget Smith Owner Greg Berlingeri
2:15 p.m.	SC/A-02:158	513 Highway No. 20 East (Stoney Creek)	Owners Geremia & Susan Silliker
2:30 p.m.	GL/B-02:105	5035 Trimble Road (Glanbrook)	Agent John Brodnicki Owner Mairi Brodnicki
2:45 p.m.	SC/B-02:107	180 Second Road East (Stoney Creek)	Agent Planning and Engineering Initiatives Ltd. Owner Lucy Luongo
3:15 p.m.	AN/A-02:157	336 Sunnyridge Road (Ancaster)	Owners Paul and Moira Tore
3:30 p.m.	FL/A-02:145	939 4th Concession Road West (Flamborough)	Agent Randy Gray Owners William & Carol Stenhouse
3:45 p.m.	FL/A-02:146	16 William Street (Flamborough)	Agent Sue Lomas Owner Flamco Limited
4:00 p.m.	FL/B-02:106	282 Campbellville Road (Flamborough)	Agent Alan Ernest Owners Michael & Sandra Wells
4:15 p.m.	Amended FL/B-02:46	32 Huisman Lane	Agent Henry Merling Owner Nadia Harvey

CLOSED

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. GL/A-02:156

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 464, of the City of Hamilton (formerly Glanbrook), Sections 4, 26 and 44

AND IN THE MATTER OF Premises known as 3840 Highway No. 6, formerly in the Township of (Glanford) Glanbrook, now in the City of Hamilton and in a **"C4-066" (Motor Vehicle Services)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Gidget Smith on behalf of the owner Greg Berlingeri, for relief from the provisions of the Zoning By-Law No. 464, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the following variances:

1) The repair of motor vehicles, recreational vehicles/trailers and snowmobiles whereas the C4-066 special exception restricts the use of the lands to the existing body shop and the sale of motor vehicles, recreational vehicles and recreational trailers; and,

2) The sale of motorized snow vehicles (snowmobiles) whereas motorized snow vehicles are not considered a motor vehicle by the Glanbrook Zoning By-law.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 17th, 2002**
TIME:	**2:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 and (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 2nd, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
GL1A-02:156

PLAN OF SURVEY OF
PART OF LOT 5 · CONCESSION 6
FORMERLY IN THE
TOWNSHIP OF GLANFORD
NOW IN THE
TOWNSHIP OF GLANBROOK
SCALE 1:40

MacKAY, MacKAY & PETERS LIMITED
ONTARIO LAND SURVEYORS
20 HUGHSON STREET SOUTH, SUITE 804
HAMILTON, ONTARIO L8N 2A1

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT

THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE FIELD SURVEY WAS COMPLETED ON THE 15TH DAY OF AUGUST, 1988.

AUGUST 17, 1988
(DATE)

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:158

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 5.4.6 and 6.1.4 (a)

AND IN THE MATTER OF Premises municipally known as 513 Highway No. 20 East, formerly in the City of (Saltfleet) Stoney Creek, now in the City of Hamilton and in a **"RR" (Rural Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Susan and Geremia Silliker, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed accessory building to be located in the rear yard notwithstanding that a building height of 8.54m (28') shall be provided instead of the maximum permitted building height of 4.5m (14.75').

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 17th, 2002**
TIME:	**2:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 2nd, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

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ALL RIGHTS RESERVED. NO PORTION OF THIS PLAN MAY BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION FROM MACKAY MACKAY & PETERS LTD

PLAN

43,951.7 sq ft

Gun Club Field

Burm For Noise

PIN 17378 - 0048 (LT)

Gun Range

N 72° 33' 00" W 49.073 (PI & MEAS) 10 FT. FROM LINE

NO FENCE

40 FT

ABOVE-GROUND POOL

END OF FENCE 0.31 EAST

Garage

50 FT

110 FEET TO LINE

LOT 1

CONCESSION 8

OF SALTFLEET

TOWNSHIP

140 FT.

MAN DOOR

14 FT. DOOR

Septic

600 Gal. Cistern

1 STOREY BRICK DWELLING No 513

NOT ADDITION 24x16

CONCRETE

2 STOREY

32 FT High

DOOR 24x12 OPENER

EDGE OF DRIVE 1.58 EAST

EDGE OF DRIVE 2.43 EAST

ASPHALT DRIVE

UTILITY POLE

BRICK DWELLING No 521

PIN 17373 - 0044 (LT)

N 17° 27' 00" E 83.210

DRIVEWAY

210 FT. from Road

CONCRETE CURB

NEW RAIL FENCE

FENCE CORNER 0.11 EAST 0.03 NORTH

HEDGE

49.073 (PI & MEAS)

N 72° 33' 00" W

10.668 (PI & MEAS)

REFERENCE BEARING

UTILITY POLE 1.91 SOUTH 1.66 EAST

Field

The King's Highway No. 20

PIN 17378 - 0043 (LT)

NOTE

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY

SKETCH

SC/A-02:158

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT (RURAL AREA)

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:157

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Section 8

AND IN THE MATTER OF Premises known as Municipal number 336 Sunnyridge Road, formerly in the Town of Ancaster, now in the City of Hamilton and in an **"A" (Agricultural)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Paul and Moira Tore, for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed single family dwelling and a proposed storage building notwithstanding that a maximum lot coverage of 569 sq. m. shall be provided instead of the maximum permitted lot coverage of 400 sq. m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 17th, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219** **Hamilton City Hall**

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 2nd, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

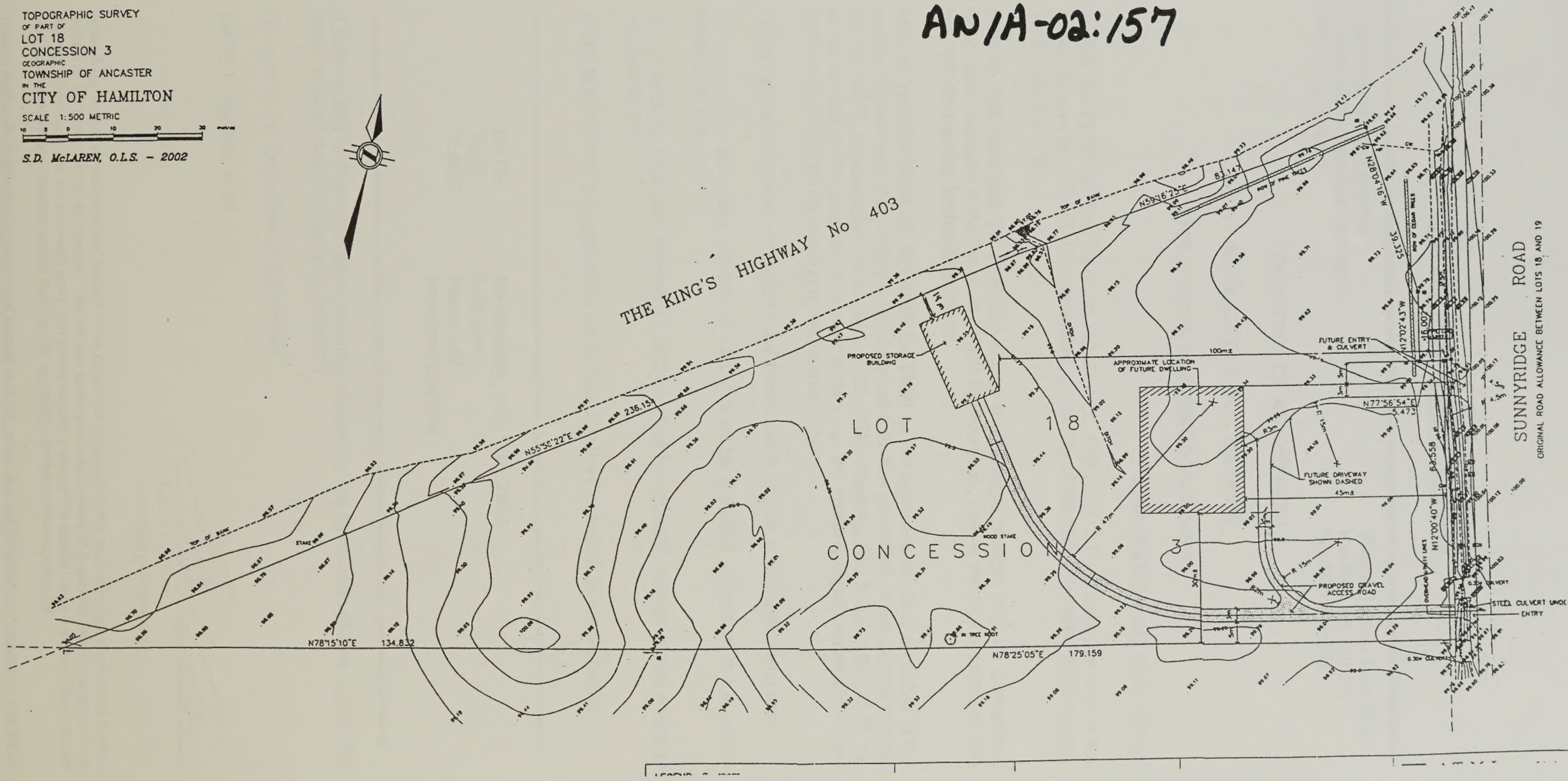
SKETCH
A/N/A-02:157

TOPOGRAPHIC SURVEY
OF PART OF
LOT 18
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF ANCASTER
IN THE
CITY OF HAMILTON

SCALE 1:500 METRIC

10 5 0 10 20 30 metres

S.D. McLAREN, O.L.S. – 2002



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. FL/A-02:145

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough), Section (s) 5 and 32.

AND IN THE MATTER OF Premises known as Municipal number 939 4th Concession Road West, formerly in the Town of (West) Flamborough, now in the City of Hamilton and in a **"EI" (Extractive Industrial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Randy Gray on behalf of the owners William and Carol Stenhouse, for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the erection of a rear addition to the existing legally established non-conforming single family dwelling notwithstanding that:

1) the rear addition shall increase the area and volume of a legal non-conforming use;

2) a westerly side yard setback of 12.0m shall be provided instead of the minimum required 90.0m; and,

3) an easterly side yard setback of 86.24m shall be provided instead of the minimum required 90.0m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 17th, 2002**
TIME:	**3:30 p.m.**
PLACE:	**Room 219** **Hamilton City Hall**

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 2nd, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

OGRAPHIC
OWNSHIP OF WEST FLAMBOROUGH
THE
OWN OF FLAMBOROUGH
EGIONAL MUNICIPALITY OF
AMILTON - WENTWORTH
CALE 1 INCH = 50 FEET

0 10 30 50 90 feet

S.D. McLAREN, O.L.S. - 1999

I EIMMELL AOLR
LAND REGISTRAR FOR THE LAND TITLES DIVISION AND THE REGISTY DIVISION OF WENTWORTH (No. 62)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT AND THE REGISTRY ACT.
Date AUGUST 22, 1999
S.D. McLAREN, O.L.S.

EXTRACTIVE INDUSTRIAL ZONING

SKETCH
FL/A-02:145

N76°56'30"E 151.07'

N76°56'30"E 350.00'

10.00'

L O T 4

P. I. N. 17543 - 0079(LT)

L O T 5

P. I. N. 17543 - 0116(R)

P. I. N. 17543 - 0081(LT)

AGRICULTURAL "A" ZONING

EXTRACTIVE INDUSTRIAL ZONING

PART 1
AREA = 1.422 Acres

PART 2
AREA = 3.326 Acres

410.00'

N13°08'15"W

400.00'

ADDITION

GARAGE

#939

C O N C E S S I O N

SOUTHEAST CORNER OF LOT 4, CON. 4

151.07'

511.07'

350.00'

4 t h C O N C E S S I O N R O A D

(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4)

P.I.N. 17543 - 0055(LT)

PLAN 62R-14909

LOT 5

LOT 6

REFERENCE BEARING

STONE MONUMENT DISTURBED 0.24 SOUTH

LEGEND:

IMPERIAL NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLING BY 0.3048

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF 4th CONCESSION ROAD AS SHOWN ON PLAN 62R-14909 AS BEING N76°56'30"E

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF AUGUST 1999
AUGUST 22, 1999
DATE
S.D. McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0031

Drawn: DD | Checked: RBM | Scale: 1"=50' | Dwg. No. 2658

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. FL/A-02:146

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 90-145-Z, as amended, of the City of Hamilton (formerly Flamborough), Section (s) 5 and 19.

AND IN THE MATTER OF Premises known as Municipal number 16 William Street, formerly in the Town of (East) Flamborough, now in the City of Hamilton and in a **"SC-13" (Settlement Commercial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Sue Lomas on behalf of the owner Flamco Limited, for relief from the provisions of the Zoning By-Law No. 90-145-Z, as amended, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the establishment of a clinic for two (2) medical practitioners notwithstanding that two (2) parking spaces shall be provided instead of the minimum required twelve (12) parking spaces.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 17th, 2002**
TIME:	**3:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 2nd, 2002.

Carol Connor,
Secretary-Treasurer

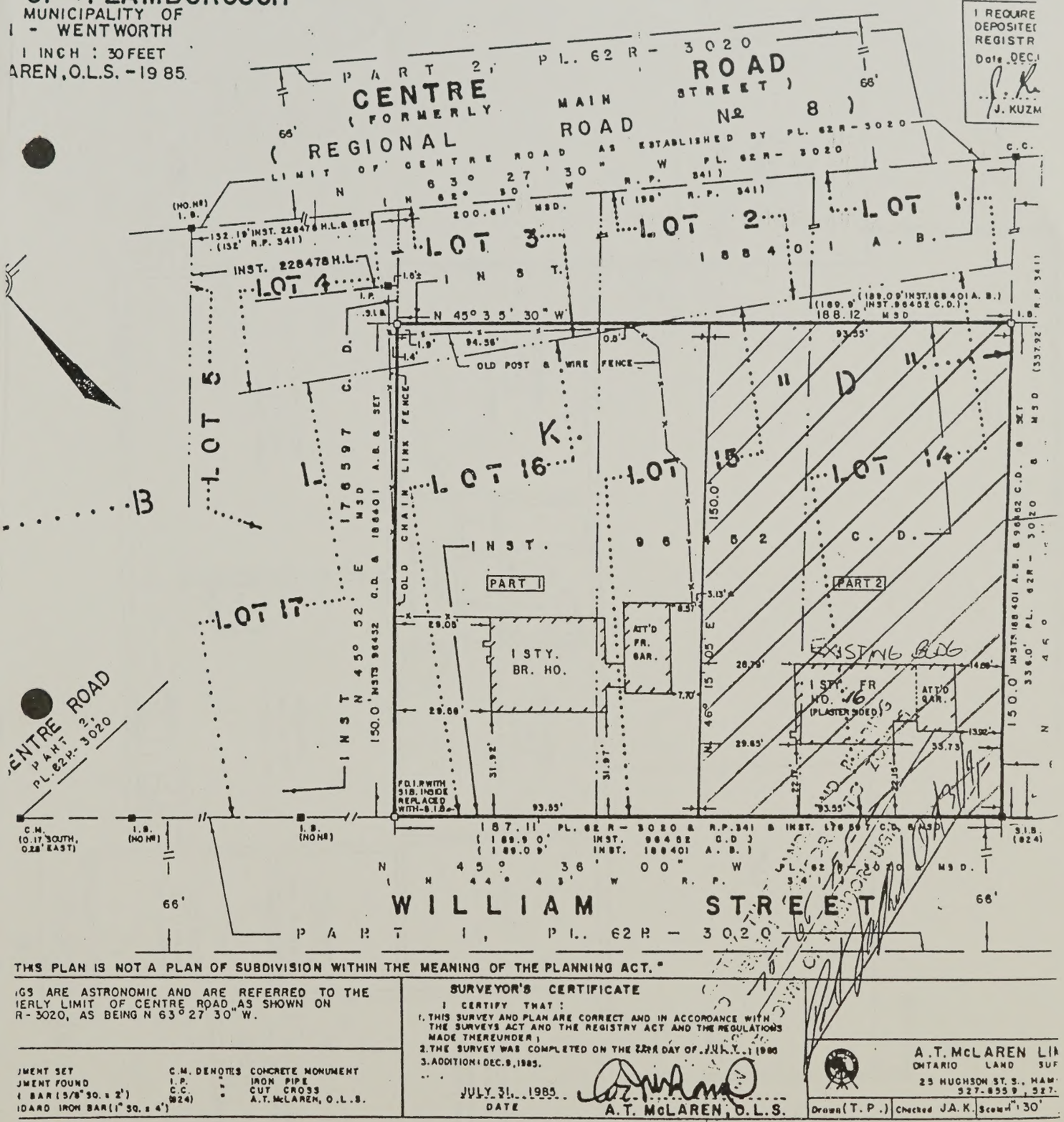
Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

OF
, 3, 14, 15, & ALL OF LOT 16, BLOCK "D"
ABREY'S SURVEY
ERED PLAN Nº 341
LAGE OF CARLISLE
THE TOWNSHIP OF EAST FLAMBOROUGH, NOW IN THE
OF FLAMBOROUGH
MUNICIPALITY OF
- WENTWORTH
1 INCH : 30 FEET
AREN, O.L.S. - 1985

SCHEDULE				
PART	LOT	PLAN	INST. Nº	AREA
1	pt. 2, 3, 15, 16	341	96452 C.D.	16,336.86 sq. ft.
2	pt. 14, 15			16,212.60 sq. ft.

PLAN E
RECEIVED
Date 198
LAND REG
REGISTRY
WENTWOR
I REQUIRE
DEPOSITE
REGISTR
Date DEC.
J. KUZM



THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT."

...GS ARE ASTRONOMIC AND ARE REFERRED TO THE ...ERLY LIMIT OF CENTRE ROAD AS SHOWN ON ...R-3020, AS BEING N 63° 27' 30" W.

...UMENT SET
...UMENT FOUND
... BAR (5/8" SQ. x 2')
...DARD IRON BAR (1" SQ. x 4')

C.M. DENOTES CONCRETE MONUMENT
I.P. " IRON PIPE
C.C. " CUT CROSS
(B24) A.T. McLAREN, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF JULY, 1985
3. ADDITION: DEC. 9, 1985.

JULY 31, 1985
DATE
A.T. McLAREN, O.L.S.

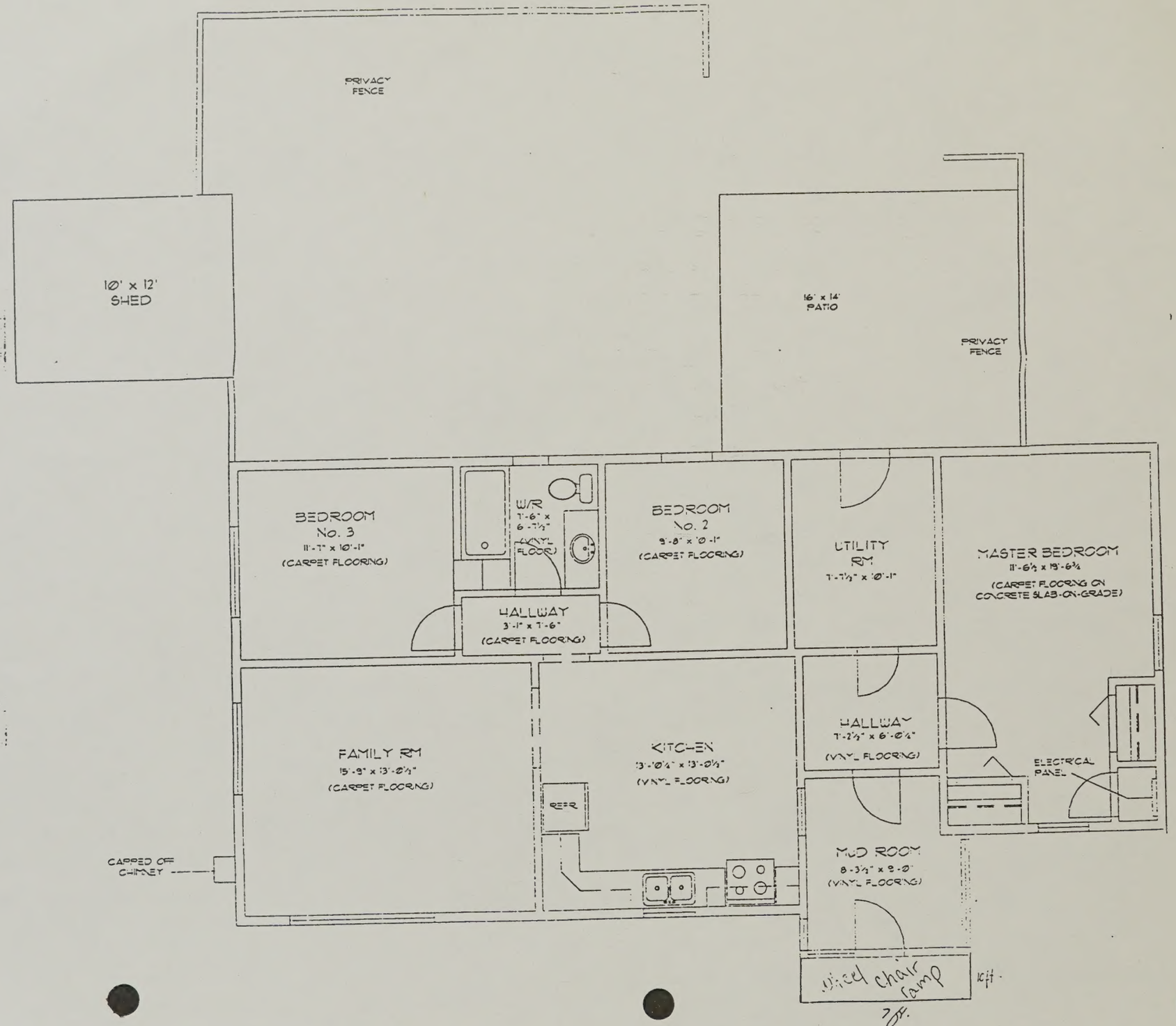
A.T. McLAREN LI...
ONTARIO LAND SU...
25 HUGHSON ST. S., HAM...
527-8559, 527-...

Drawn (T.P.) | Checked J.A.K. | Scale 1" = 30'

M.H.

SKETCH (1)
FL/A-02:146

SKETCH (2)
FLIA-02: 146



PROJECT:

MAIN FLOOR LAYOUT

Flamco.
Carlisle, ON

PROJECT No: 02-06

ABACUS DESIGNS
1409 Westover Rd.
Millgrove, ON
L0R 1V0
(905) 659-9797

DRAWING TITLE:

Main Floor Plan

DESIGNED BY: J. P.	DWG No: P1
DRAWN BY: J. P.	
SCALE: AS NOTED	SHEET No: 1 of 1
DATE: 2002-03-26	

URBAN
MUNICIPAL

CA4 ON HBL G04
N53
2002

THE New CITY OF HAMILTON

AGENDA
COMMITTEE OF ADJUSTMENT (URBAN)

****

Date: Wednesday, July 24th, 2002
Time: 3:00 p.m.
Location: Room 219, 2nd floor, Hamilton City Hall
Contact: Carol Connor 546-4144

TIME	SUBJECT		BY
3:15 p.m.	SC/A-02:130	507 Glover Road (Stoney Creek)	Agent DeFilippis Design Owners Angelo and Eileen Giangregorio
3:20 p.m.	SC/A-02:148	34 Shadetree Crescent (Stoney Creek)	Agent A.J. Clarke and Associates (Steve Fraser) Owner Multi-Area Developments Inc.
3:25 p.m.	SC/A-02:149	10 Richdale Drive (Stoney Creek)	Agent A.J. Clarke and Associates (Steve Fraser) Owner Multi-Area Developments Inc.
3:30 p.m.	SC/A-02:153	51 Orr Crescent (Stoney Creek)	Agent John Witten Owner I. Delic
3:35 p.m.	**AN/B-02:103**	**105 Orchard Drive (Ancaster)**	**Agent Green Scheels Pidgeon (James Webb) Owner F. & T. Turner by their attorney Bruce Turner**
3:35 p.m.	AN/A-02:154	105 Orchard Drive (Ancaster)	Agent Green Scheels Pidgeon (James Webb) Owner F. & T. Turner by their attorney Bruce Turner
3:40 p.m.	**AN/B-02:110**	**14 Martindale Crescent (Ancaster)**	**Agent Fogler, Rubinoff (Domenic Damiani) Owner 151516 Canada Inc.**
3:45 p.m.	**AN/B-02:111**	**60 Martindale Crescent (Ancaster)**	**Agent Fogler, Rubinoff (Domenic Damiani) Owner 3859681 Canada Inc.**
3:50 p.m.	**AN/B-02:112**	**1000 Golf Links Road (Ancaster)**	**Agent Basil Livingston Owner 1427858 Ontario Inc.**
3:55 p.m.	**HM/B-02:104**	**25 Blossom Lane**	**Owners Guerriero and Alida Agasucci**
4:00 p.m.	**HM/B-02:108**	**970 Upper Wentworth Street**	**Agent Goodman and Carr (Sheldon Disenhouse) Owner Toys "R" Us (Canada) Limited**
4:05 p.m.	**HM/B-02:109**	**188, 190 and 196 Ottawa Street North**	**Agent J. Wayne Homer Owner Nine Property Holdings Inc.**

..../Page 2

4:10 p.m.	HM/A-02:147	32 Glassco Avenue North	Owner Bruno Albanese
4:15 p.m.	HM/A-02:150	130 Hempstead Drive	Agent Gilles Courchesne Owner Andrew and Claude Courchesne
4:20 p.m.	HM/A-02:151	106 Hillcrest Avenue	Agent Gary Zebroski Owner Christopher L'Estrange and Leslie Malloy
4:25 p.m.	HM/A-02:152	166 Markland Street	Owner Theodore J. Dekker
4:30 p.m.	HM/A-02:155	172 Gagliano Drive	Agent Terry Bobiak Owner Blake and Julie Kennedy
4:35 p.m.	HM/A-02:159	77 Oak Knoll Drive	Owners Mitchell and Samantha Winemaker
4:40p.m.	HM/A-02:137	777 Upper James Street	Agent Armstrong, Goldberg, Hunter (Craig Hunter) Owner Rio Can Holdings Inc.

CLOSED

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:130

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 5.4.3 (d) (f)

AND IN THE MATTER OF Premises municipally known as 507 Glover Road, formerly in the City of Stoney Creek, now in the City of Hamilton and in an **"RR" (Rural Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent DeFilippis Design on behalf of the owners Angelo and Eileen Giangregorio, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed single detached dwelling notwithstanding that:

1) A front yard depth of 6.0m shall be provided instead of the minimum required front yard depth of 10.0m; and,

2) A rear yard depth of 1.5m shall be provided instead of the minimum required rear yard depth of 7.5m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**3:15 p.m.**
PLACE:	**Room 219** **Hamilton City Hall**

If there is any further information you may require on this application please contact this office at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
SC/A-02:130

These drawings are the pr
copied, reproduced or use

WATER'S EDGE AS OF AUG. 3, 2001

TOP OF BANK

FENCE 0.69 WEST

13.779±

0.91m WIDE CONC. BLOCK WALL

16.267±

WOOD DECK

N82°52'40"W 31.335

SSIB

CHAIN LINK FENCE

RETAIN. WALL 0.65 WEST

CONC. PAD

CONC. & STEEL RETAINING WALL

IB (824)

FENCE 0.41 WEST

EXIST. SHED 1.73 EAST

FRAME SHED

65.53

C/L HEDGE 0.91 WEST

CHAIN LINK FENCE

20.8460

27.2490

CATCHBASIN

PART 2

UTILITY POLE 1.19 EAST

SEWER MANHOLE INV. ELEV. 76.32

107.035±

1.5494

60.74

CEDAR HEDGE

6.4102

CHAIN LINK FENCE

CENTRE OF DITCH

EDGE OF ASPHALT

20.17 (P1 & SET)

6.0000

GARAGE F.F. = 79.80m

PROPOSED ONE STOREY DWELLING F.F. = 80.20m

6.4102

PROPOSED DRIVEWAY @5%

OVERHEAD WIRES

OVERHEAD WIRES 11.793±

(115.5± D1)

CENTRE LINE OF ROAD

N17°11'00"E (MEAS) (N17°12'50"E P2)

81.753 (MEAS) (81.688 P2)

0.30 WIDE CEDAR HEDGE

FENCE 0.60 WEST

6.0000

UTILITY POLE 1.22 EAST

C/L HEDGE 0.55 WEST

FENCE POST 0.05 WEST

12.8520

1.25 N69°30'10"W 30.845

3.7727

SHED 0.22 EAST

8.666

16.021

FRAME SHED

15.051

11.605

EXISTING DWELLING #507

11.327

0.50ø CULVERT

1 1/2 STOREY BRICK & STUCCO DWELLING No. 8

LATTICE FENCE

2.40

3.14

13.882 (MEAS) (14.000 P1)

OVERHEAD WIRES

FENCE POST 0.11 EAST

9.984

N17°19'00"E (MEAS) (N17°21'30"E P1,P2)

89.000

UTILITY POLE 1.73 WEST

CHAIN LINK FENCE

PART 1

ASPHALT AREA

FENCE 0.74 WEST

26.901

27.989

STORM SEWER 1050mmØ

SAN. SEWER 200mmØ

WATERMAIN 300mmØ (PRIVATE)

N17°11'00"E (N17°12'50"E P1, P2)

9.015 (P1, P2 & SET)

IB (824)

5.700

CP

FRAME GARAGE

5.685

CP

147.062 (MEAS)

PART 1, PLAN 62R-4789

FENCE 0.07 EAST

CHAIN LINK FENCE

CM (1213)

IB (113

ROAD

GLOVER

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:148

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 6.3.3 (g)

AND IN THE MATTER OF Premises municipally known as 34 Shadetree Crescent, formerly in the City of Stoney Creek, now in the City of Hamilton and in an **"R2" (Single Residential - Two)** district;

AND IN THE MATTER OF AN APPLICATION by the agent A.J. Clarke and Associates Ltd. (Steve Fraser) on behalf of the owner Multi-Area Developments (Aldo DeSantis), for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed single detached dwelling notwithstanding that a lot coverage of 42% shall be provided instead of the maximum permitted lot coverage of 40%.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**3:20 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

MULTI-AREA DEVELOPMENTS INC.

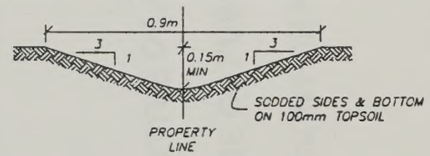
SKETCH
SC/A-02:148

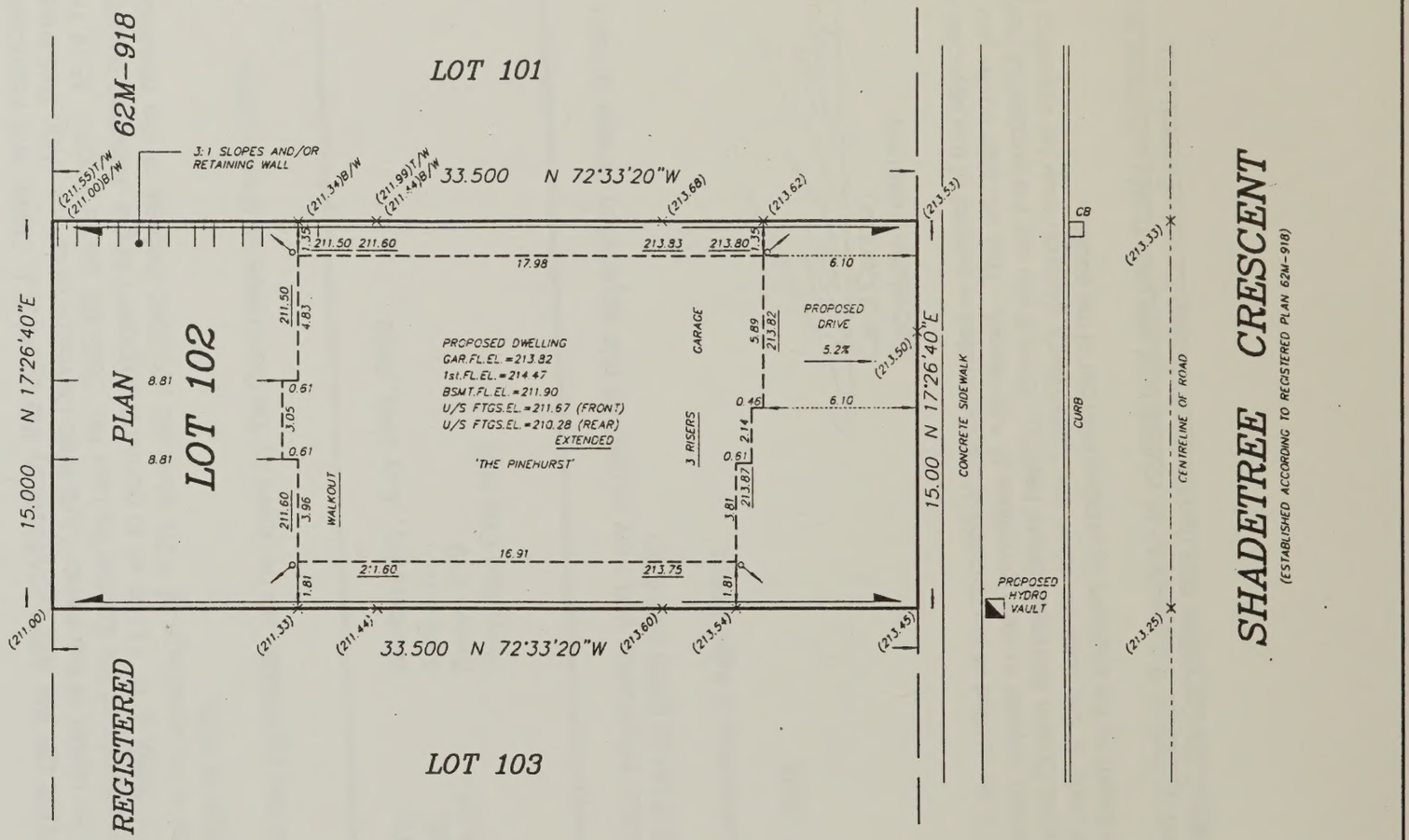
FILE COPY

SKETCH OF
LOT 102 – SHADYGLEN, STAGE 1
REGISTERED PLAN 62M-918
NOW IN THE
CITY OF HAMILTON
(FORMERLY IN THE CITY OF STONEY CREEK)
SCALE 1: 200

0 5 10 metres

G. G. ALDWORTH O.L.S.
2002





LEGEND:

(000.00)	PROPOSED FINISHED GROUND ELEVATION
000.00	PROPOSED FINISHED GROUND ELEVATION AT DWELLING
	PROPOSED DIRECTION OF SURFACE DRAINAGE FLOW
	DENOTES DOWNSPOUT
T/W	DENOTES TOP OF WALL
B/W	DENOTES BOTTOM OF WALL

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

JUNE 18, 2002
DATE

G. G. ALDWORTH
ONTARIO LAND SURVEYOR

S. GIAMMARCO P. ENG

LICENSED PROFESSIONAL ENGINEER
S. GIAMMARCO
PROVINCE OF ONTARIO

NOTE:
ELEVATION OF TOP OF SANITARY PRIVATE DRAIN AT STREET LINE TO BE CONFIRMED PRIOR TO SETTING U/S FOOTINGS ELEVATION

NOTE:
THE BUILDER IS TO VERIFY THE LOCATION OF ALL STREET HARDWARE AND UTILITIES PRIOR TO CONSTRUCTION

NOTE: U/S FOOTINGS AT REAR OF DWELLING TO BE MIN. 1.22m BELOW FINISHED GRADE AT DWELLING

VARIANCE REQUIRED
LOT AREA = 502.50 m²
MAX. LOT COVERAGE = 201.00 m²
HOUSE AREA = 209.58 m²

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
internet email: ajc@ajclarke.com

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X-1308 A

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:149

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 6.3.3 (g)

AND IN THE MATTER OF Premises municipally known as 10 Richdale Drive, formerly in the City of Stoney Creek, now in the City of Hamilton and in an **"R2" (Single Residential - Two)** district;

AND IN THE MATTER OF AN APPLICATION by the agent A.J. Clarke and Associates Ltd. (Steve Fraser) on behalf of the owner Multi-Area Developments Inc. (Aldo DeSantis), for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a proposed single detached dwelling notwithstanding that a lot coverage of 43% shall be provided instead of the maximum permitted lot coverage of 40%.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**3:25 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

X-1295 C

MULTI-AREA DEVELOPMENTS INC.

SKETCH
SC/A-02:149

FILE COPY

SKETCH OF
LOT 141 – SHADYGLEN, STAGE 1
REGISTERED PLAN 62M-918

CITY OF HAMILTON

(FORMERLY CITY OF STONEY CREEK)
SCALE 1: 200

0 5 10 metres

G. G. ALDWORTH O.L.S.
2002

RICHDALE DRIVE
(ESTABLISHED ACCORDING TO REGISTERED PLAN 62M-918)

CENTRELINE OF ROAD

CURB

CONCRETE SIDEWALK

LOT 142

62M-918

32.500 N 73°48'50"W

(212.87) (213.00) (213.12) (210.97) (210.92) (210.80)

1.81 213.17 213.17 211.12 1.81

6.10 17.98 8.42

(212.82) PROPOSED DRIVE 5.8% 213.17 5.89 GARAGE

6.10 0.81

PROPOSED DWELLING
GAR.FL.EL.=213.17
1st.FL.EL.=213.84
BSMT.FL.EL.=211.27
U/S FTGS.EL.=209.90 (REAR) EXTENDED

'THE PINEHURST'
(Elev. 'A')

4 RISERS

213.17 4.98

T=0.97

1.35 213.17 213.17 16.20 211.12 1.35

(212.97) (213.12) (210.97) (210.92)

32.500 N 73°48'50"W

LOT 140

LOT 141

4.83 211.12

0.5 3.05 0.6 3.96 211.12

WALKOUT

MAX. 7% SLOPES 7.81 7.81

PLAN

REGISTERED

15.000 N 16°11'10"E

(212.67)

(212.49)

(212.69)

15.000 N 16°11'10"E

3.00 m WIDE WALKWAY

BLOCK 169

VARIANCE REQUIRED
LOT AREA = 487.50 m²
MAX. LOT COVERAGE = 195.00 m²
HOUSE AREA = 209.45 m²

NOTE:
THE BUILDER IS TO VERIFY THE LOCATION OF ALL STREET HARDWARE AND UTILITIES PRIOR TO CONSTRUCTION

NOTE:
ELEVATION OF TOP OF SANITARY PRIVATE DRAIN AT STREET LINE TO BE CONFIRMED PRIOR TO SETTING U/S FOOTINGS ELEVATION

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.348

JUNE 6/2002

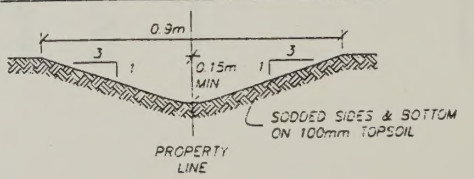
G. G. ALDWORTH
ONTARIO LAND SURVEYOR

C. FIAMMARCO P. ENG.

LICENSED PROFESSIONAL ENGINEER
C. FIAMMARCO
PROVINCE OF ONTARIO

LEGEND:
(000.00) PROPOSED FINISHED GROUND ELEVATION
000.00 PROPOSED FINISHED GROUND ELEVATION AT DWELLING
PROPOSED DIRECTION OF SURFACE DRAINAGE FLOW
DENOTES DOWNSPOUT

TYPICAL SWALE CROSS-SECTION



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A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
internet email: ajc@ajclarke.com

X-1295 C

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. SC/A-02:153

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 3692-92, of the City of Hamilton (formerly Stoney Creek), Section (s) 6.3.3 (e)(g)

AND IN THE MATTER OF Premises municipally known as 51 Orr Crescent, formerly in the City of Stoney Creek, now in the City of Hamilton and in an **"R2" (Single Residential - Two)** district;

AND IN THE MATTER OF AN APPLICATION by the agent John Witten (Canadian Home Remodelling) on behalf of the owner Mr. I. Delic, for relief from the provisions of the Zoning By-Law No. 3692-92, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a rear addition to an existing single detached dwelling notwithstanding that:

1) A 5.437m rear yard depth shall be provided instead of the minimum required rear yard depth of 7.5m; and,

2) A lot coverage of 42.18% shall be provided instead of the maximum permitted lot coverage of 40%.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**3:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

...NG LOCATION SURVEY OF

...OT 42, MAPLEVIEW ESTATES (PHASE III)
REGISTERED PLAN 62M - 591
IN THE,

CITY OF STONEY CREEK

REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

SCALE 1 : 250

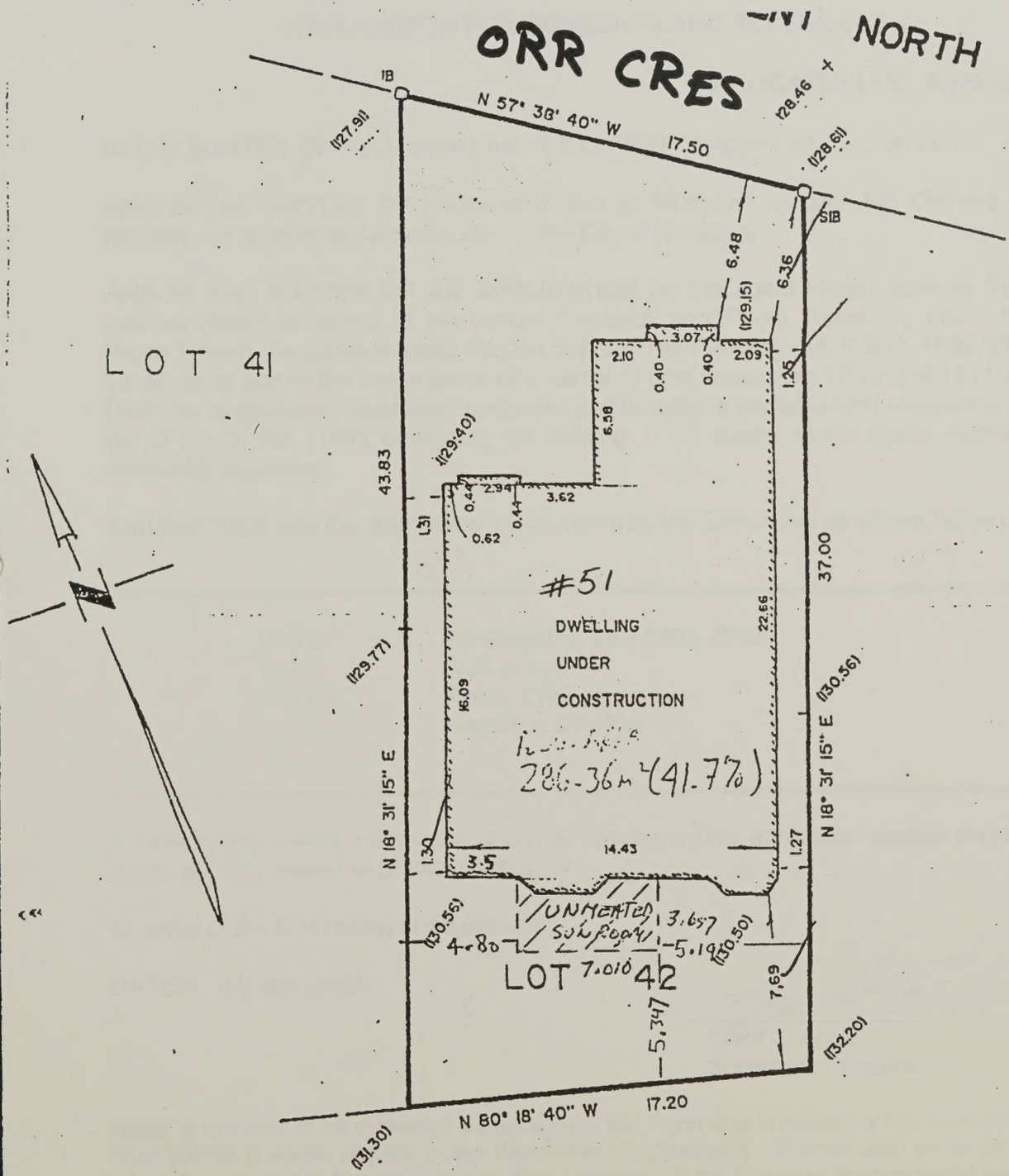
0 5 10 15 METRES

EDWARD BARICH O.L.S

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SKETCH
SC/A-02:153



LEGEND

- ■ DENOTES SURVEY MONUMENT FOUND
- □ DENOTES SURVEY MONUMENT PLANTED
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- 0.00 DENOTES EXISTING ELEVATION
- (0.00) DENOTES PROPOSED ELEVATION

CITY OF STONEY CREEK
RECEIVED
JAN 24 1990
Per

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 14TH DAY OF JULY 1989

DEC. 21, 1989 — Edward Barich
DATE — EDWARD BARICH OLS

EDWARD BARICH
ONTARIO LAND SURVEYOR
HAMILTON 549-6642

L-1024-1

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. AN/B-02:103

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 105 Orchard Drive, formerly in the Town of Ancaster, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Green Scheels Pidgeon (James Webb) on behalf of the owners Frederick and Thirza Turner (by their Attorney Bruce Turner), for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land measuring 17.1m (56.13') x 58.1m (190') for single family residential purposes, and to retain a parcel of land measuring 19.0m (62.37') x 57.6m (189') containing an existing 1 1/2 storey single family dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

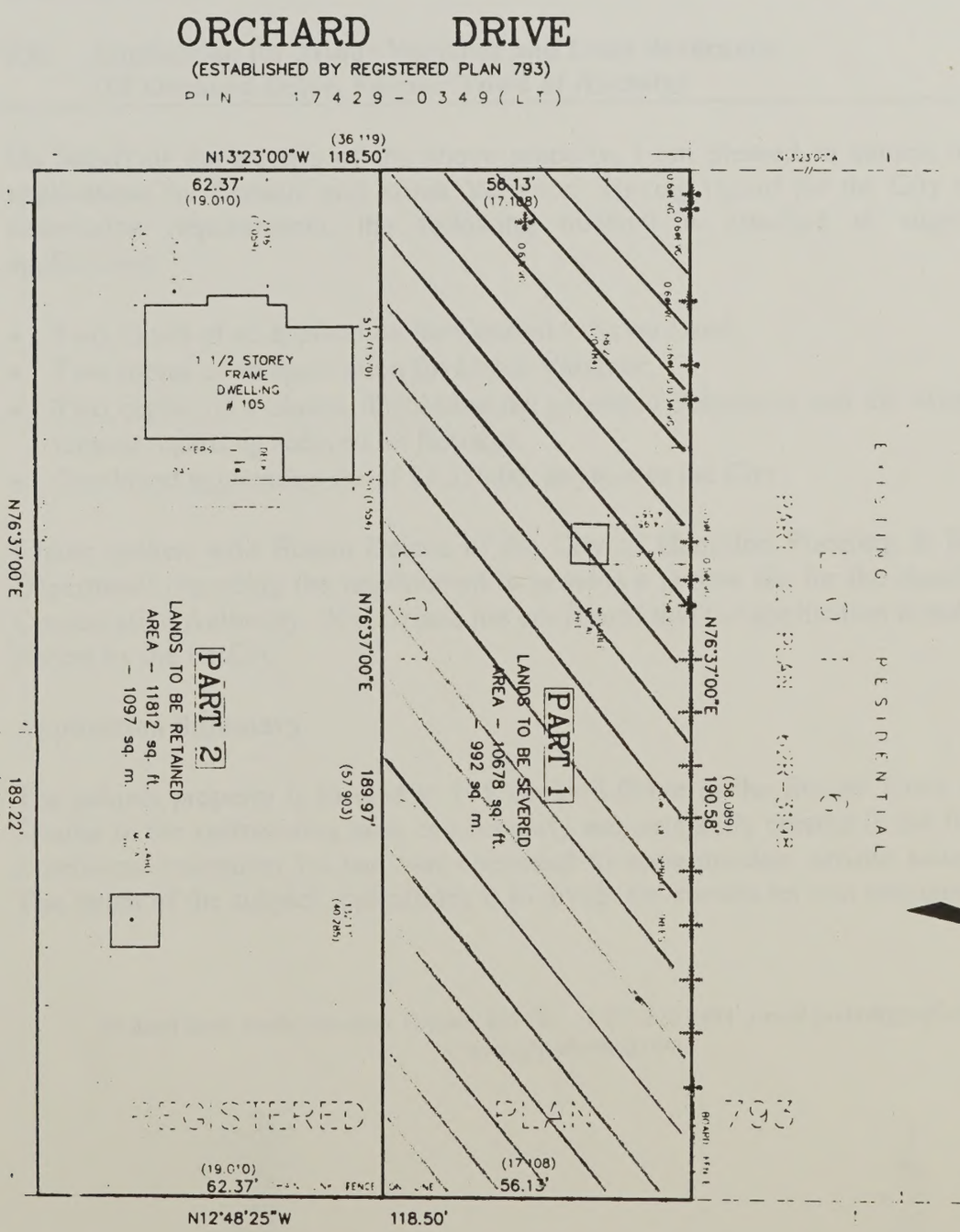
SKETCH
AN1B02:103

SKETCH FOR COMMITTEE OF ADJUSTMENT

PART 1, PLAN OF
LOT 7
REGISTERED PLAN 793
IN THE
CITY OF HAMILTON

SCALE 1 INCH = 20 FEET

S.D. McLAREN, O.L.S. - 2002



REGISTERED PLAN 1095

GREEN SCHEELS PIDGEON
PLANNING CONSULTANTS LIMITED

COMMUNITY PLANNING
LAND DEVELOPMENT
URBAN DESIGN

June 21, 2002

Job No.:2039.61

City of Hamilton
Committee of Adjustment
Planning and Development Department
71 Main Street West, 7th Floor
Hamilton ON L8P 4Y5

RECEIVED
-06- 2 1 2002
COM OF ADJUSTMT

Attention: Ms. Carol Connor, Secretary-Treasurer

Dear Ms. Connor:

RE: Application for Minor Variance and Land Severance
105 Orchard Drive, Former Town of Ancaster

On behalf of the owners of the above property, I am pleased to submit the enclosed applications for Consent and Minor Variance. Having regard for the City of Hamilton submission requirements, the following material is attached in support of our applications:

- Two copies of an application for Consent to Sever Land,
- Two copies of an application for Minor Variance,
- Two copies of a Sketch illustrating the proposed Severance and the Minor Variance request regarding reduced lot frontage,
- Combined application fee of $1,570.00, payable to the City.

I have spoken with Simon Deiaco of the City of Hamilton Planning & Development Department regarding the requirement to provide a review fee for the Hamilton Region Conservation Authority. Mr. Deiaco has confirmed that the application is not subject to a review by the HRCA.

Application Summary

The subject property is located at 105 Orchard Drive in the former Town of Ancaster. Similar to the surrounding area, this property was originally created in the late 1940's as a veterans retirement lot and was oversized to accommodate private sewage systems. The intent of the subject applications is to divide the current lot into two parcels with the

29 Bond Street South, Hamilton, Ontario L8S 1S8 T 905 520 5491 E-mail jwebb@gsp-planning.com
www.gsp-planning.com

existing home located on the retained lands and the vacant future building lot as the lands to be severed.

According to a Surveyors report prepared by A.T. McLaren Limited, the existing property is 36.1 metres wide and approximately 57.5 metres deep. The lot area is 2,069 square metres.

The property is designated by the Town of Ancaster Official Plan as Residential and is Zoned as Exiting Residential (ER Zone). The ER Zone regulations permit a minimum lot frontage of 18 metres, a minimum lot area of 695 metres, and a minimum interior side yard of 1.5 metres.

The property does have sufficient width to allow the creation of two lots having a minimum width of 18 metres in compliance with the ER Zone Regulations. However, the location of the existing dwelling and consideration of the Zone Regulation for interior side yard setback requires that the severed lot have a width of 17 metres. This approach ensures that the retained parcel will comply with the ER Zone Regulations in all regards and the severed lot will comply in all regards with the exception of the minimum lot width requirement.

It is my opinion that the variance request to permit a minimum lot frontage of 17 metres is minor in nature, and will provide for the appropriate residential use of the lot, compatible with the surrounding neighbourhood.

Following your receipt and review of this application, I would appreciate confirmation for the scheduling of the Committee Meeting to consider this application. Let me know when the Notice Signs are available, we will arrange the installation.

Thank you for your assistance in this matter.

Yours truly,

Green Scheels Pidgeon
Planning Consultants

James Webb

James Webb, MCIP, RPP

cc: Micheal Dingwall, Wynne & Dingwall
Bruce Turner

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO. AN/A-02:154

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 87-57, of the City of Hamilton (formerly Ancaster), Section (s) 10

AND IN THE MATTER OF Premises known as Municipal number 105 Orchard Drive, formerly in the Town of Ancaster, now in the City of Hamilton and in an **"ER" (Existing Residential)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Green Scheels Pidgeon (James Webb) on behalf of the owners Frederick and Thirza Turner (by their Attorney Bruce Turner), for relief from the provisions of the Zoning By-Law No. 87-57, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the creation of a new single family dwelling lot notwithstanding that a lot width of 17.1m shall be provided instead of the minimum required 18.0m.

Note: The metal shed is to be removed, otherwise, a variance is required.

Please Note: This variance application is required in order to facilitate severance application AN/B-02:103.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**3:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

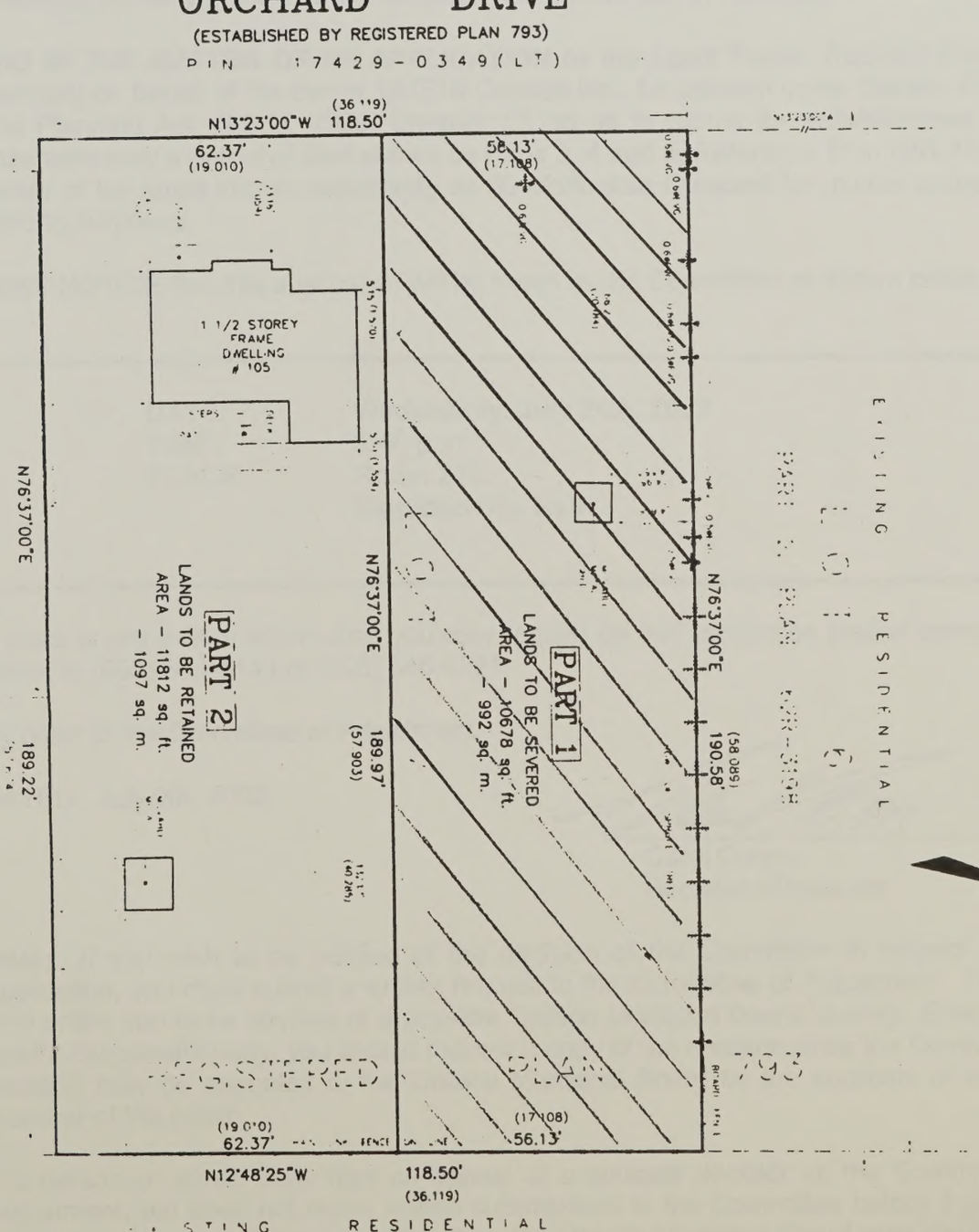
Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
AN/A-02:154

PART 1, PLAN OF
LOT 7
REGISTERED PLAN 793
IN THE
CITY OF HAMILTON
SCALE 1 INCH = 20 FEET
10 0 10 20 30 40
S.D. McLAREN, O.L.S. – 2002

ORCHARD DRIVE
(ESTABLISHED BY REGISTERED PLAN 793)
PIN 17429-0349(LT)



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. AN/B-02:110

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 14 Martindale Crescent, formerly in the Town of Ancaster, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Fogler, Rubinoff (Domenic Damiani) on behalf of the owner 151516 Canada Inc., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the establishment of an easement over a parcel of land shown as Parts 3, 4 and 5, Reference Plan 62R-13223 in favour of the lands known municipally as 60 Martindale Crescent for mutual access and parking purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**3:40 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

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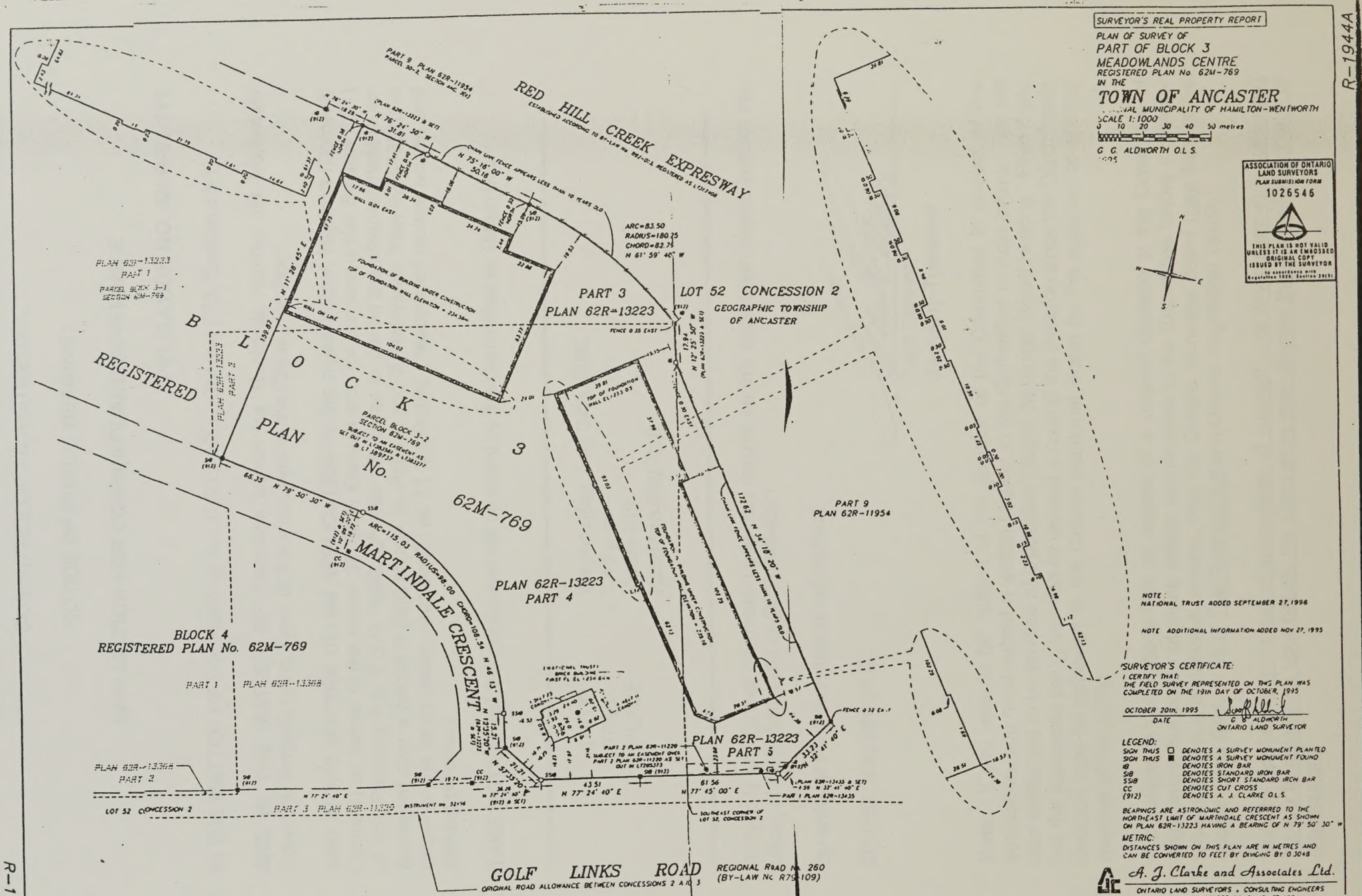
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
A-1B-02:110

R-1944A



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY OF
PART OF BLOCK 3
MEADOWLANDS CENTRE
REGISTERED PLAN No. 62M-769
IN THE
TOWN OF ANCASTER
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
SCALE 1:1000
0 10 20 30 40 50 metres

G. G. ALDWORTH O.L.S.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1026546
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
As accordance with Regulation 1026, Section 29(3)

NOTE:
NATIONAL TRUST ADDED SEPTEMBER 27, 1996

NOTE ADDITIONAL INFORMATION ADDED NOV 27, 1995

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 19th DAY OF OCTOBER, 1995

OCTOBER 20th, 1995
DATE

G. G. ALDWORTH
ONTARIO LAND SURVEYOR

LEGEND:

SIB THUS □	DENOTES A SURVEY MONUMENT PLANTED
SIB THUS ■	DENOTES A SURVEY MONUMENT FOUND
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
CC	DENOTES CUT CROSS
(912)	DENOTES A. J. CLARKE O.L.S.

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE NORTHEAST LIMIT OF MARTINDALE CRESCENT AS SHOWN ON PLAN 62R-13223 HAVING A BEARING OF N 79° 50' 30" W

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

A. J. Clarke and Associates Ltd.
ONTARIO LAND SURVEYORS • CONSULTING ENGINEERS
155 JAMES STREET SOUTH, SUITE 125
HAMILTON, ONTARIO L8P 3A4
TEL 905-528-8761 FAX 905-528-2289

COPYRIGHT, 1995 A. J. CLARKE & ASSOCIATES LTD.
THIS PLAN AND REPORT IS THE PROPERTY OF A. J. CLARKE & ASSOCIATES LTD. AND SHALL NOT BE USED IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF A. J. CLARKE & ASSOCIATES LTD.

R-1944A

THE NEW CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. AN/B-02:111

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 60 Martindale Crescent, formerly in the Town of Ancaster, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Fogler, Rubinoff (Domenic Damiani) on behalf of the owner 3859681 Canada Inc., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the establishment of an easement over a parcel of land shown as Parts 1 and 2, Reference Plan 62R-13223 in favour of the lands known municipally as 14 Martindale Crescent for mutual access and parking purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**3:45 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

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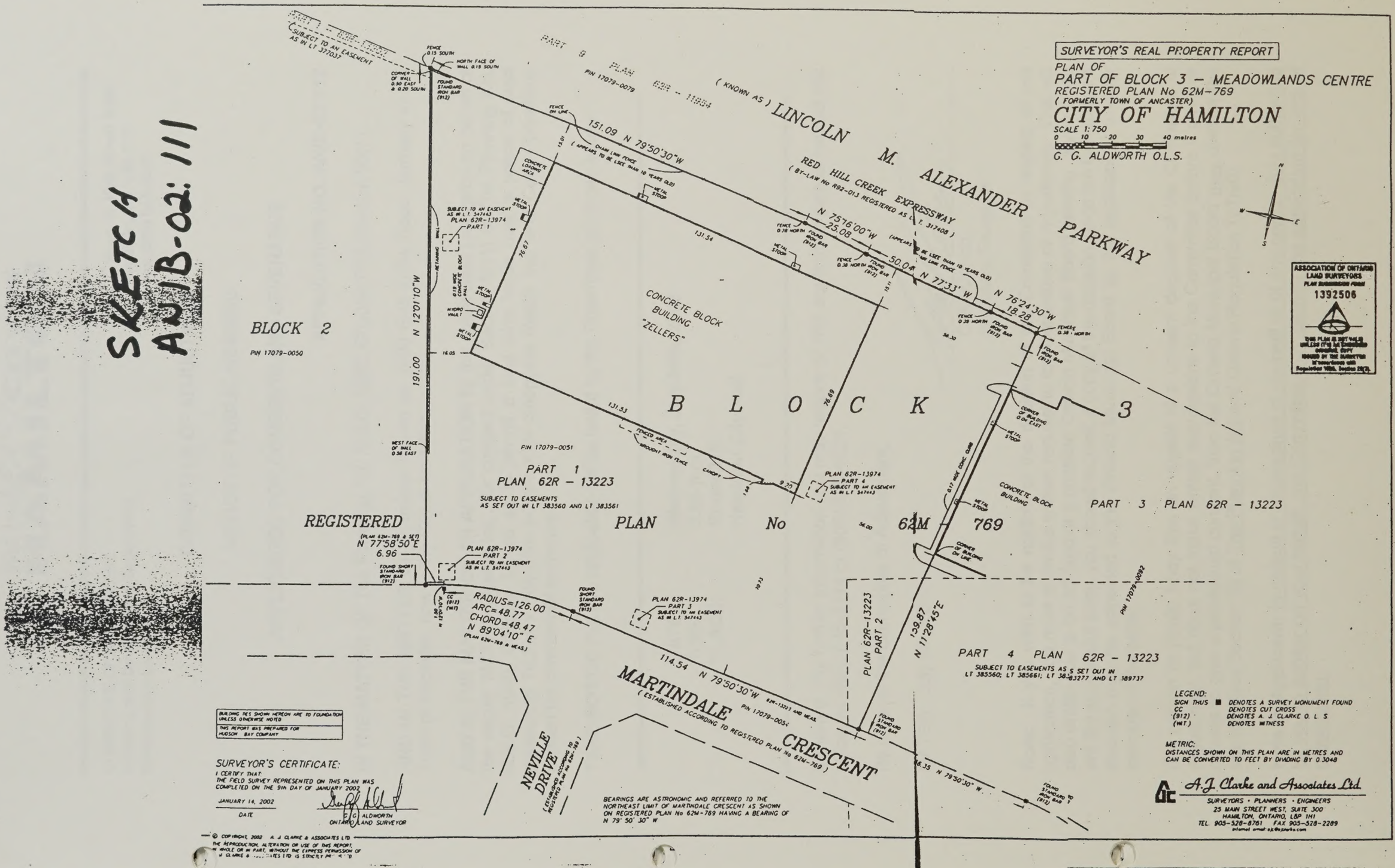
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
AJB-02: 111



THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. AN/B-02:112

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as 1000 Golf Links Road, formerly in the Town of Ancaster, now in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Basil Livingston on behalf of the owner 1427858 Ontario Inc., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit a long term lease over a parcel of land measuring 76.2m x 106.68m in favour of Shoppers Realty Inc. and Cara Operations Limited for commercial purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**3:50 p.m.**
PLACE:	**Room 219** **Hamilton City Hall**

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

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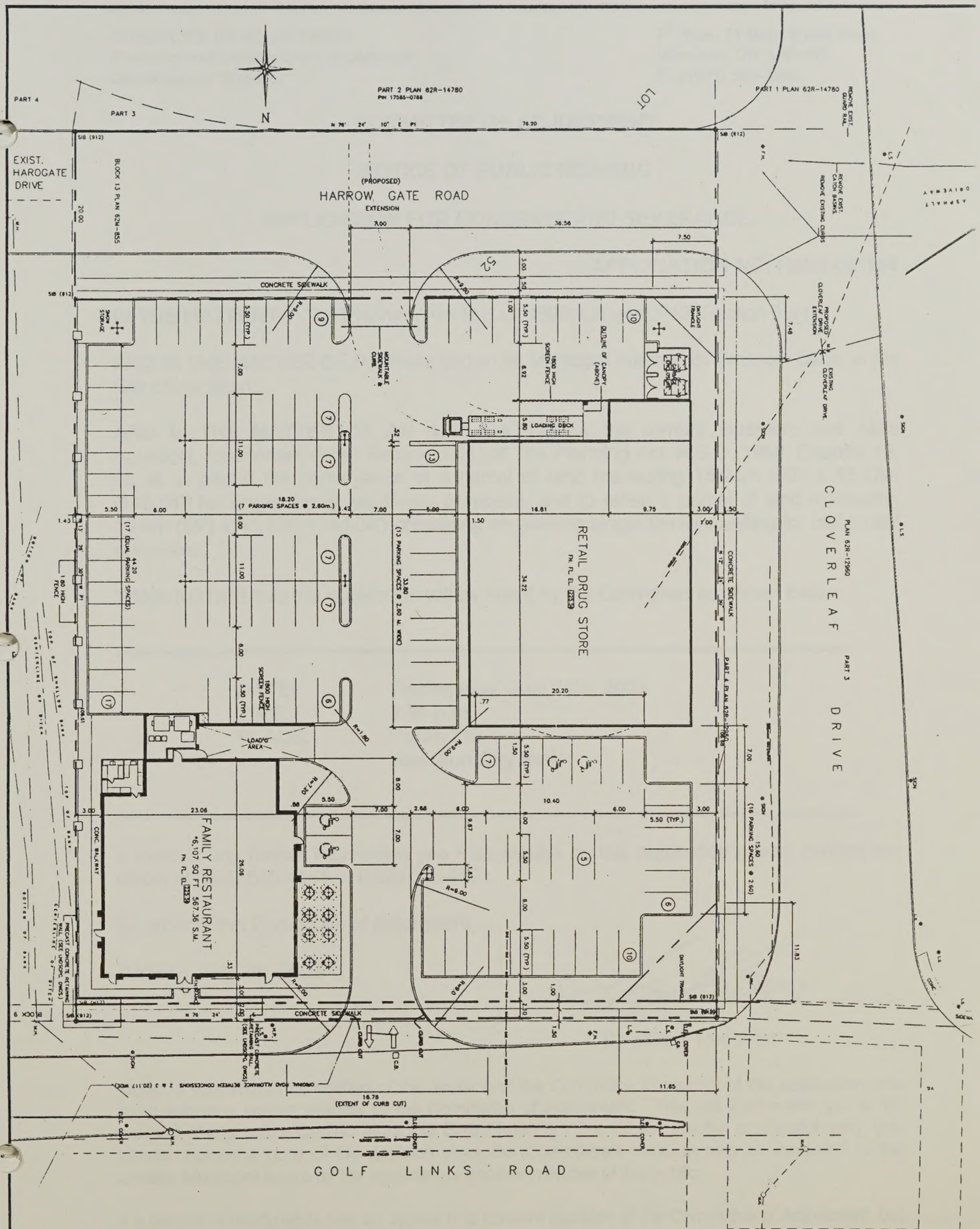
SKETCH
AN/B-02:112



NOTE:
SITE PLAN WAS DRAWN FROM INFORMATION PROVIDED ON PLAN OF TOPOGRAPHIC SURVEY OF PART OF LOTS 52 CONCESSION 3 GEOGRAPHIC TOWNSHIP OF ANCASTER NOW IN THE TOWN OF ANCASTER REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH AS PREPARED BY L.G. WOODS SURVEYING INC. PROFESSIONAL LAND SURVEYORS 334 HATT STREET, DUNDAS, ONTARIO L9H 2H9 PHONE: (905) 627-0978 - FAX: (905) 627-2818

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRE AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

"CAUTION"
CONTRACTORS ARE TO VARIFY ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION. UNDERGROUND SERVICE INFORMATION WAS OBTAINED FROM OTHER SOURCES AND THEIR ACCURACY CANNOT BE GUARANTEED.

LEGEND
- ● DENOTES FOUND MONUMENT
- SIB DENOTES STANDARD IRON BAR
- P1 DENOTES PLANTED PLAN 62R-12960
- 912 DENOTES S.A. CLARKE, O.L.S.
- DENOTES NEW LIGHT STANDARD

BEARING NOTE:
BEARINGS ARE UTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF GOLF LINKS ROAD SHOWN ON PLAN 62R-855 AS N76°24'10"E

ELEVATION NOTE:
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO TOP OF CURB ON TRAFFIC ISLAND ON GOLF LINKS ROAD AT EAST SIDEWALK COURT INTERSECTION ELEVATION = 127.350m

SITE STATISTICS:

LOT AREA	2.09 ACRES	8,130.84 s.m. 87,533.54 s.f.
LOT COVERAGE	18.1%	
LANDSCAPED AREA	32.2%	
ASPHALT COVERAGE	49.7%	
BUILDING AREA	(1.63 ACRES)	6,607.19 s.m. 71,121.32 s.f.
FAMILY RESTAURANT	567.36 s.m.	6,107.00 s.f.
RETAIL DRUG STORE	934.28 s.m.	10,056.03 s.f.
RETAIL UNITS	1,501.64 s.m.	16,163.03 s.f.

PARKING REQUIREMENTS
MINIMUM SIZE OF STALL (TYPICAL) 2.60 m. WIDE BY 5.50 m. LONG
(HANDICAP STALL) 3.50 m. WIDE BY 5.50 m. LONG
NUMBER OF PARKING PROVIDED: 113 CARS
NUMBER OF HANDICAP PARKING INCLUDED: 6

GENERAL NOTES:
ALL DRIVEWAYS LOADING AND PARKING AREAS ARE TO BE ASPHALTED

No.	Date	Revisions
1	APR/28	re-issued for site plan approval
2	FEB/28	issued for site plan approval
3	JAN/28	issued for review

PROPOSED:
PLAZA DEVELOPMENT
GOLFLINKS & CLOVERLEAF ROAD
ANCASTER, ONTARIO

SITE PLAN

K.T. ARCHITECTURAL SERVICES INC.
Architect

ONTARIO ASSOCIATION OF ARCHITECTS

Project No. 9959
Drawing No. A-1

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:104

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 25 Blossom Lane, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the owners Guerriero and Alida Agusucci, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land measuring 15.24m (50') x 45.12m (148.04') for single family residential purposes, and to retain a parcel of land measuring 19.8m (65') x 45.12m (148.04') containing an existing single family dwelling for residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**3:55 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

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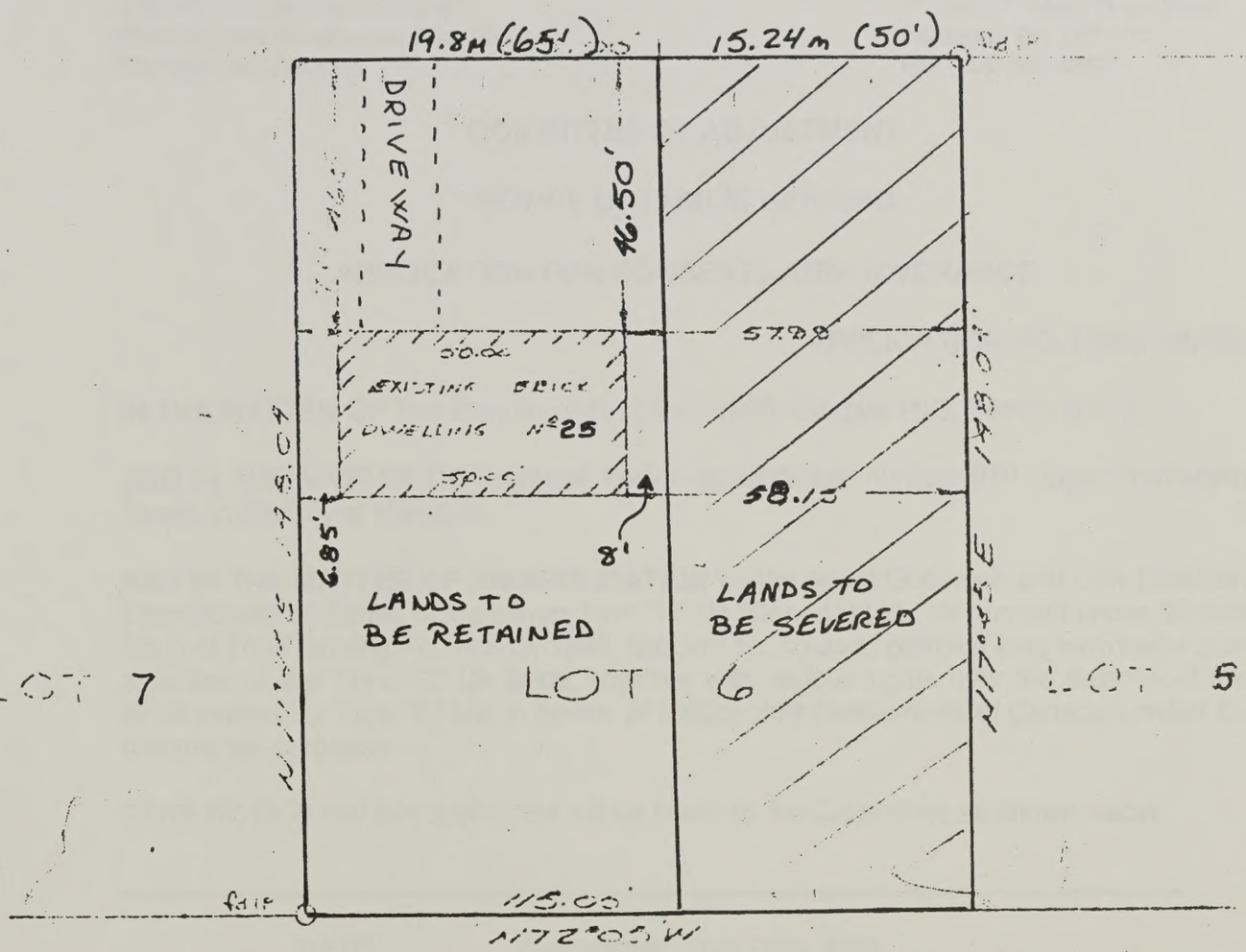
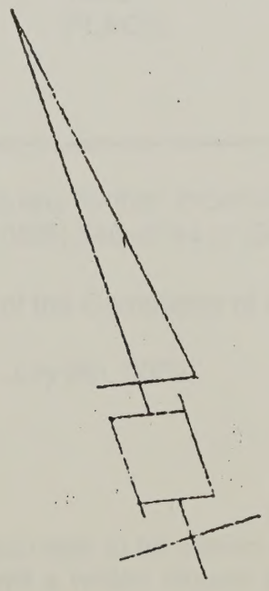
BLOSSOM DRIVE
N 72°05' W





PLAN SHOWING
EXISTING DWELLING
ON
LOT 6
AQUA TERRA SURVEY
REG PLAN N° 343
IN THE
CITY OF HAMILTON
SCALE 1"=30' DATE SEPT 30 1971
SURVEY BY DAVIS & VANDERVEEN
H.B ASHENHURST
ONTARIO LAND SURVEYOR
HAMILTON ONTARIO

SKETCH
HM/B-02:104

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:108

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal number 970 Upper Wentworth Street, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent Goodman and Carr (Sheldon Disenhouse) on behalf of the owner Toys "R" Us (Canada) Ltd., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit a long term lease over a portion of the Toys "R" Us lands, together with various rights over the balance of the lands owned by Toys "R" Us, in favour of McDonald's Restaurants of Canada Limited for commercial purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**4:00 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

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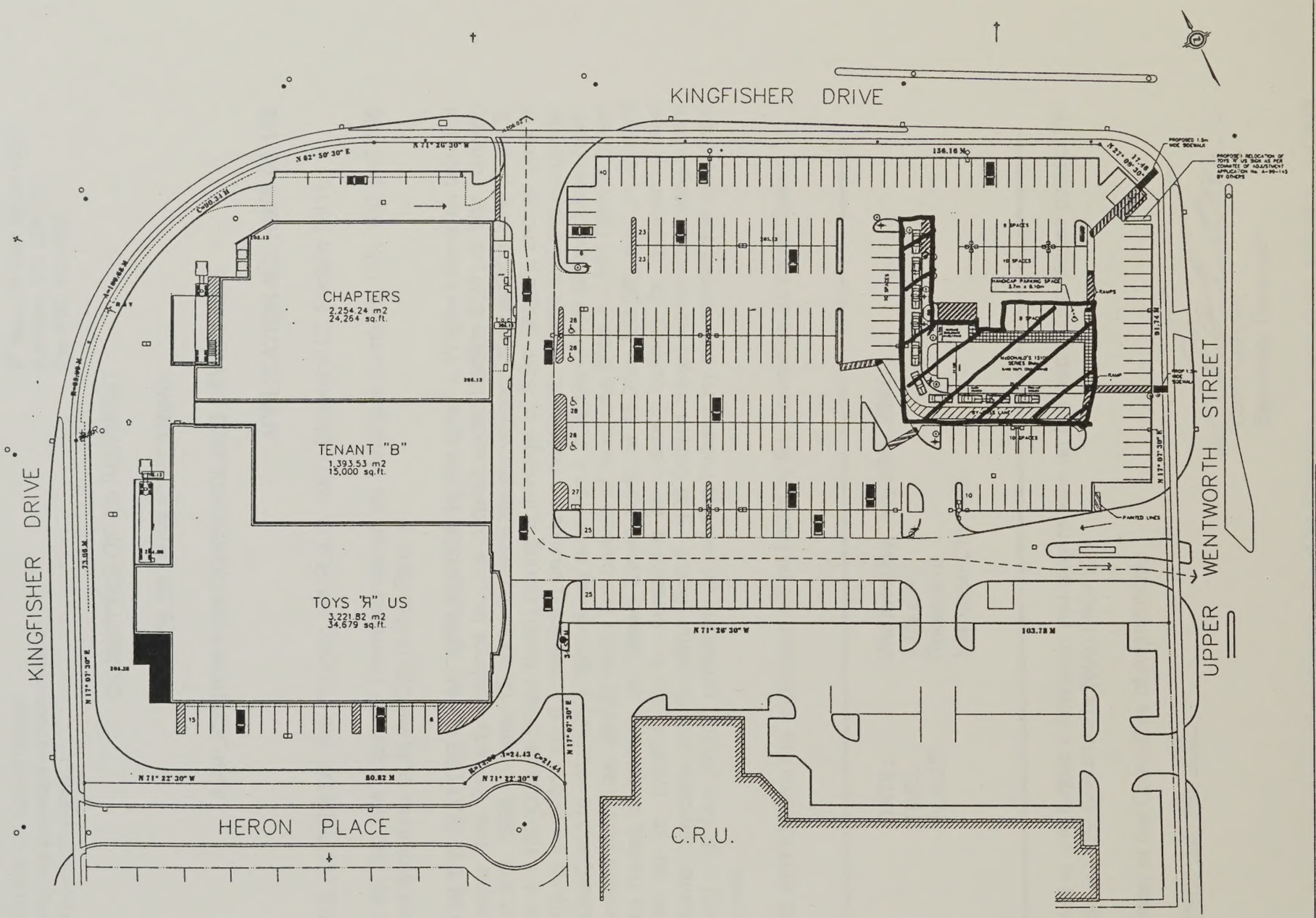
SKETCH
HM/B-02: 108



KEY MAP
N.T.S.

☒ Leased lands

NO.	DATE	BY	REVISIONS			
1	SEPT 26/01	LC				
DESIGN		SMP	CHK'D	MTJ	DATE	JULY 2001
DRAWN		SMP	CHK'D	MTJ		

NOTE:
THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION BY PLANNING & ENGINEERING INITIATIVES LTD. AND STAMPED BY AN ENGINEER.

SCALE
HORZ 1:400

APPROVALS

APPROVED: DATE:

PLANNING & ENGINEERING INITIATIVES LTD.

CITY OF HAMILTON
DA-01-72

McDonald's
970 UPPER WENTWORTH STREET
AT KINGFISHER DRIVE

OVERALL SITE PLAN

Drawing File: HP 764
Sheet No.: OSP-1

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR CONSENT\LAND SEVERANCE

APPLICATION NO. HM/B-02:109

IN THE MATTER OF The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF Premises known as Municipal numbers 188, 190 and 196 Ottawa Street North, in the City of Hamilton;

AND IN THE MATTER OF AN APPLICATION by the agent J. Wayne Homer on behalf of the owner Nine Property Holdings Inc., for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a parcel of land (Parts 2, 3 and 4 - 190 Ottawa Street North) having a frontage of 8.9m (29.22'), and an area of 772.09 sq. m. (8,311 sq. ft.) containing an existing building for commercial and residential purposes, and to establish a right-of-way over Part 4 in favour of 188 Ottawa Street North for access purposes, and to retain two parcels of land; one (Part 1 - 196 Ottawa Street North) having a frontage on Ottawa Street North of 15.26m (50.08') and an area of 954.45 sq. m. (10,274 sq. ft.) containing an existing building for commercial and residential purposes, and the other (Part 5 - 188 Ottawa Street North) measuring 6.23m (20.46') x 29.14m (95.63') containing an existing building for commercial and residential purposes.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**4:05 p.m.**
PLACE:	**Room 219** **Hamilton City Hall**

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002.

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

If a person or public body files an appeal of a consent decision of the Committee of Adjustment, but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board **may** dismiss the appeal (See Section 53 of The Planning Act and Ontario Regulation 197/96)

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

LEGEND:

□	DENOTES PLANTED MONUMENT
■	DENOTES FOUND MONUMENT
IB	DENOTES IRON BAR
RIB	DENOTES ROUND IRON BAR
P1	DENOTES REGISTERED PLAN No. 297
P2	DENOTES PLAN BY S.W. WOODS, O.L.S. JULY 10, 1987
P3	DENOTES PLAN BY C.V. CONSOLI, O.L.S. MAY 8, 1997
B24	DENOTES A. T. McLAREN, O.L.S.
1135	DENOTES L. G. WOODS, O.L.S.

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF CANNON STREET EAST, SHOWN ON PLAN 297 AS N71°10'00"W

IMPERIAL NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

PLAN OF SURVEY

OF

LOTS 109, 110, 111, 112, 115, 116, 133 & 134
REGISTERED PLAN No. 297
(UNION PARK)
IN THE
CITY OF HAMILTON

SCALE 1" = 10'
0' 10' 20' 30'

L.G. WOODS SURVEYING INC.
2002

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE MARCH 4, 2002

L.G. WOODS O.L.S.

PLAN 62R-

RECEIVED AND DEPOSITED

DATE.....

LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62)

SCHEDULE

PART	LOCATION	P.I.N	AREA
1	LOTS 109, 110, 115 & 116 PLAN 297	ALL OF 17246 - 0037 (LT)	10,274 sq ft
2	LOTS 111, 133, 134 AND PART OF LOT 112 PLAN 297		7248 sq ft
3	PART OF LOT 134 PLAN 297		299 sq ft
4	PART OF LOTS 112 & 134 PLAN 297		764 sq ft
5	PART OF LOT 112 PLAN 297		1,988 sq ft

BRITANNIA AVENUE

PIN 17246-0040

OTTAWA STREET NORTH

PIN 17246-0038

CANNON STREET EAST

PIN 17246-0349

LOT 107
LOT 108
LOT 109
LOT 110
LOT 111
LOT 112
LOT 113
LOT 114
LOT 115
LOT 116
LOT 117
LOT 134
LOT 133
LOT 132

PART 1
PART 2
PART 3
PART 4
PART 5

PIN 17246-0038(LT)
PIN 17246-0037(LT)
PIN 17246-0041

BRICK BUILDING No. 196
BRICK BUILDING No. 190
BRICK BUILDING No. 188

107.68' P2 & SET
N71°10'30"W MEAS
49.82' P2 & SET
107.09' P2 & SET N71°10'30"W MEAS
156.22' N71°28'30"W
74.14' N71°24'10"W
40.39' N71°24'10"W
105.73' MEAS 105.52' P2 105.65' P3 N71°10'00"W MEAS
104.90' MEAS 104.73' P2 104.82' P3
REFERENCE BEARING N71°10'00"W
49.82' P2 & MEAS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

SKETCH
HM/B-02:109

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:147

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 9 and 18

AND IN THE MATTER OF Premises municipally known as 32 Glassco Avenue North, in the City of Hamilton and in a **"C" (Urban Protected Residential, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Bruno Albanese, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a new full second storey addition to the existing single family dwelling notwithstanding that:

1) A front yard depth of 2.77m shall be provided instead of the minimum required front yard depth of 6.0m (19.69'); and

2) a southerly side yard width of 0.39m (1.3'), with further eave projection, shall be provided instead of the minimum required side yard width 1.2m (3.94').

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**4:10 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

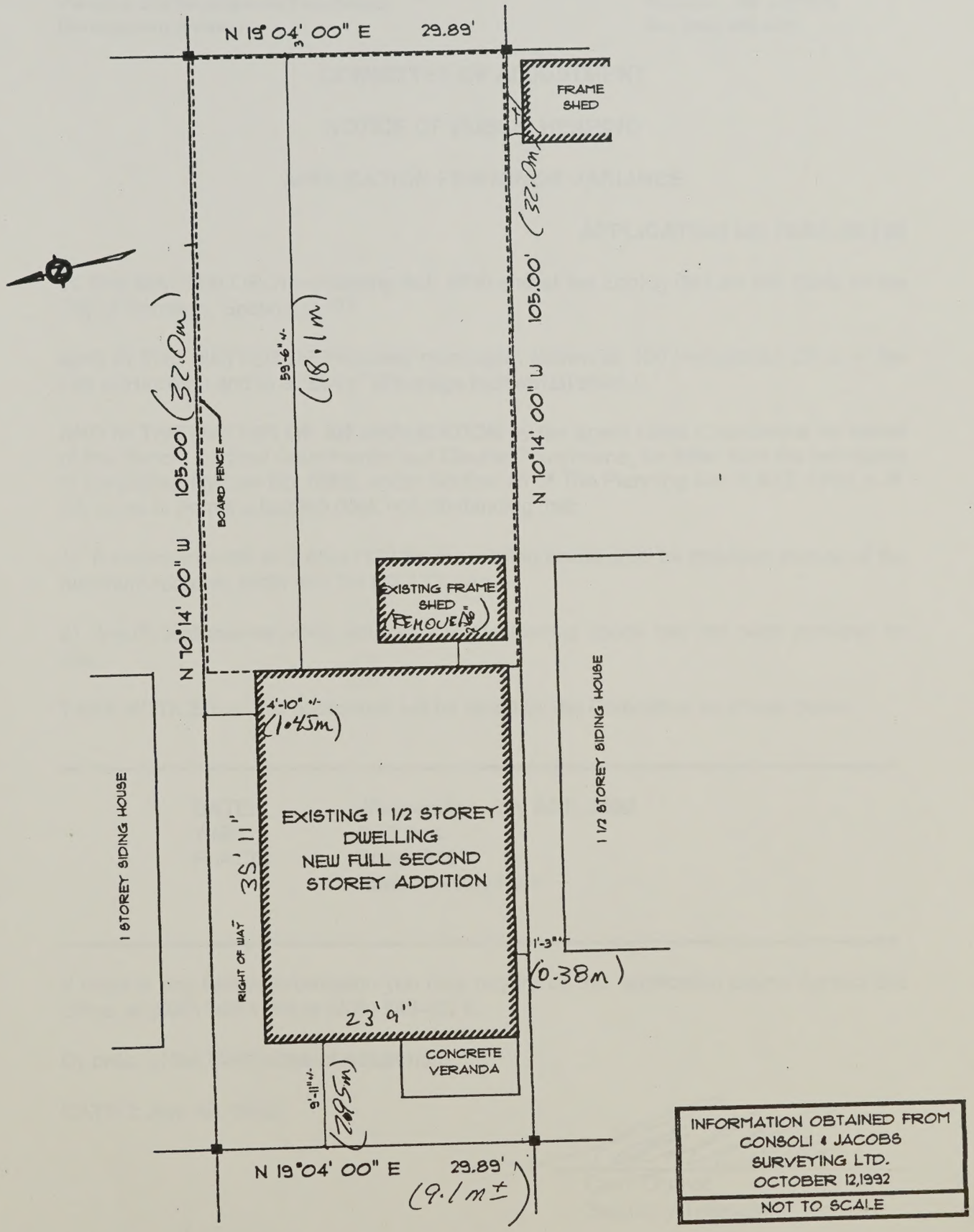
By order of the Committee of Adjustment,

DATED: July 9th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


N 19° 04' 00" E 29.89'
FRAME SHED
105.00' (32.0m)
N 70° 14' 00" W
BOARD FENCE
59'-6" +/- (18.1m)
N 70° 14' 00" W 105.00' (32.0m)
EXISTING FRAME SHED (REMOVED)
1 STOREY SIDING HOUSE
4'-10" +/- (1.45m)
EXISTING 1 1/2 STOREY DWELLING
NEW FULL SECOND STOREY ADDITION
35' 11"
RIGHT OF WAY
1 1/2 STOREY SIDING HOUSE
1'-3" +/- (0.38m)
23' 9"
CONCRETE VERANDA
9'-11" +/- (3.02m)
N 19° 04' 00" E 29.89' (9.1m +/-)
INFORMATION OBTAINED FROM CONSOLI & JACOBS SURVEYING LTD. OCTOBER 12, 1992
NOT TO SCALE
GLASSCO AVENUE NORTH

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:150

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 17F

AND IN THE MATTER OF Premises municipally known as 130 Hempstead Drive, in the City of Hamilton and in a **"M-14" (Prestige Industrial)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Gilles Courchesne on behalf of the owners Andrew Courchesne and Claude Courchesne, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a loading dock notwithstanding that:

1) A minimum width of 3.65m (12') for the loading space shall be provided instead of the minimum required width of 3.7m (12.13'); and,

2) Insufficient manoeuvring accessory to the loading space has not been provided on site.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**4:15 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:150

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:151

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 9 and 18 (2)(i)

AND IN THE MATTER OF Premises municipally known as 106 Hillcrest Avenue, in the City of Hamilton and in a **"C" (Urban Protected Residential, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Gary Zebroski on behalf of the owners Christopher L'Estrange and Leslie Malloy, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a rear three (3) storey addition notwithstanding that:

1) Easterly and westerly side yard widths of 0.09m (0.29') and 0.82m (2.70') respectively, with further eave projection, shall be provided for the existing dwelling instead of the minimum required 2.7m (8.86') side yard width; and,

2) Easterly and westerly side yard widths of 1.47m (4.81') and 0.98m (3.23') respectively, with further eave projection, shall be provided for the rear three (3) storey addition instead of the minimum required 2.7m (8.86') side yard width.

Please Note: Compliance with the actual height requirements cannot be determined as grade has not been shown/provided; therefore, a further variance may be necessary.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**4:20 p.m.**
PLACE:	**Room 219** **Hamilton City Hall**

If there is any further information you may require on this application please contact this office, at (905) 546-4130 or (905) 546-3935.

By order of the Committee of Adjustment,

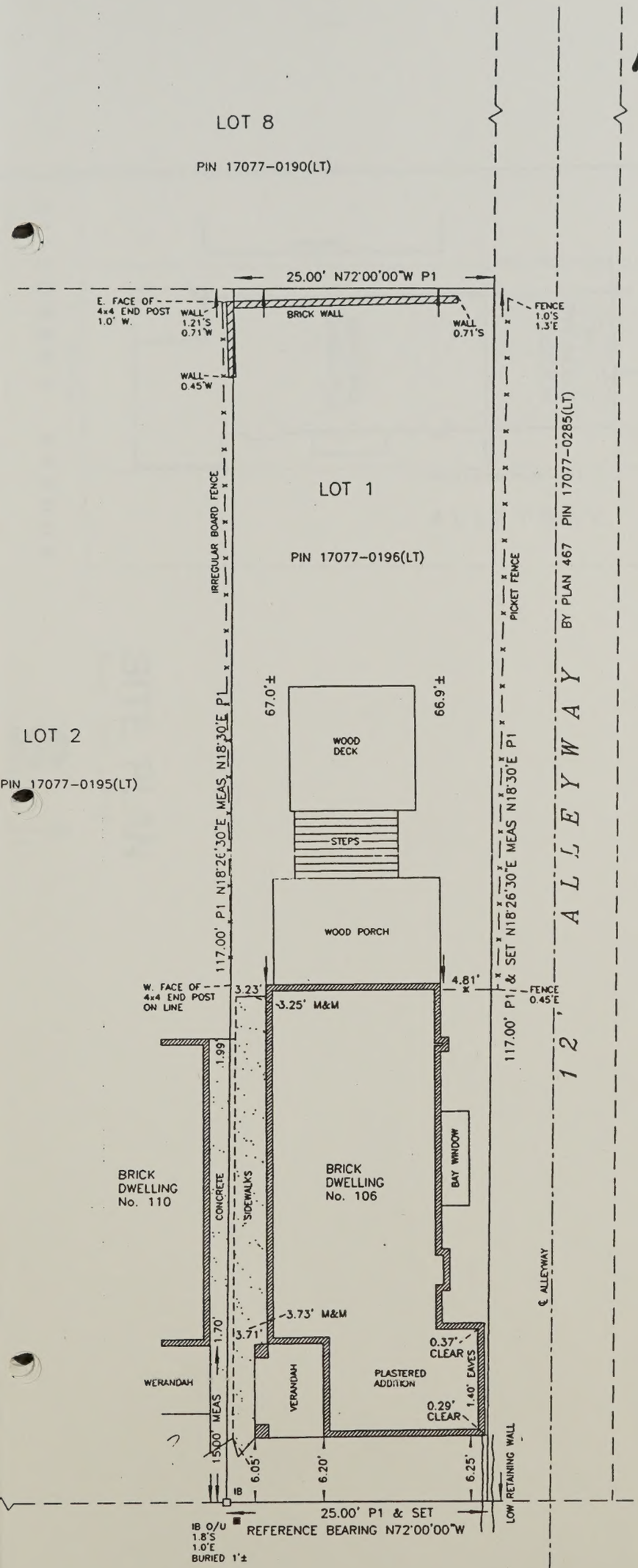
DATED: July 9th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH (1)
HM/A-02:151



SURVEYOR'S REAL PROPERTY REPORT (PART 1)

PLAN SHOWING
LOT 1
REGISTERED PLAN No. 467
(WILLIAM THEAKER SURVEY)
IN THE
CITY OF HAMILTON

SCALE 1" = 10'
0' 10' 20' 30'

L.G. WOODS SURVEYING INC.
2002

LEGEND:

□	DENOTES PLANTED MONUMENT
■	DENOTES FOUND MONUMENT
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
P1	DENOTES REGISTERED PLAN No. 467
O/U	DENOTES ORIGIN UNKNOWN
M&M	DENOTES MacKAY & MacKAY O.L.S. (1943)
655	DENOTES J.T. PETERS, O.L.S.

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF HILLCREST AVENUE, SHOWN ON PLAN 467 AS N72°00'00"W.

IMPERIAL NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORD WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED MARCH 25, 2002.

MARCH 28, 2002
DATE

L.G. WOODS, O.L.S.

© - COPYRIGHT 2002 - L.G. WOODS SURVEYING INC.
IT IS AN OFFENCE TO COPY THIS PLAN WITHOUT PERMISS

PART 1 - PLAN PREPARED FOR THE EXCLUSIVE USE OF Mrs. L. MALLOY.
PART 2 - SEE WRITTEN REPORT DATED MARCH 28, 200

CC (655) 00"(n.t.s.) — 60.97' MEAS (n.t.s.) — CC (655) USED AS FD — 76.00' MEAS (n.t.s.) — CC (655)

HILLCREST AVENUE

FORMERLY HIGH STREET — BY PLAN 467 — PIN 17077-0279(LT)

L.G. WOODS SURVEYING INC
PROFESSIONAL LAND SURVEYORS
334 HATT STREET - DUNDAS, L9H 2H

SKETCH (2)
HM/A-02:151

SITE PLAN

SCALE 3/16" = 1'-0"

ADDITION & RENOVATIONS TO THE HOME OF

CHRIS L'ESTRANGE & LESLIE MALLOY

106 HILLCREST AVENUE, HAMILTON, ONTARIO

ZEBROSKI ASSOCIATES LTD ARCHITECT

ONTARIO ASSOCIATION OF ARCHITECTS

REVISION | DATE

APRIL '02

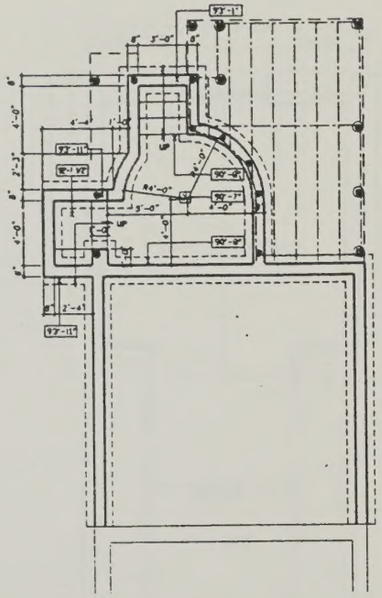
27 MAY '02

F.L.

0220

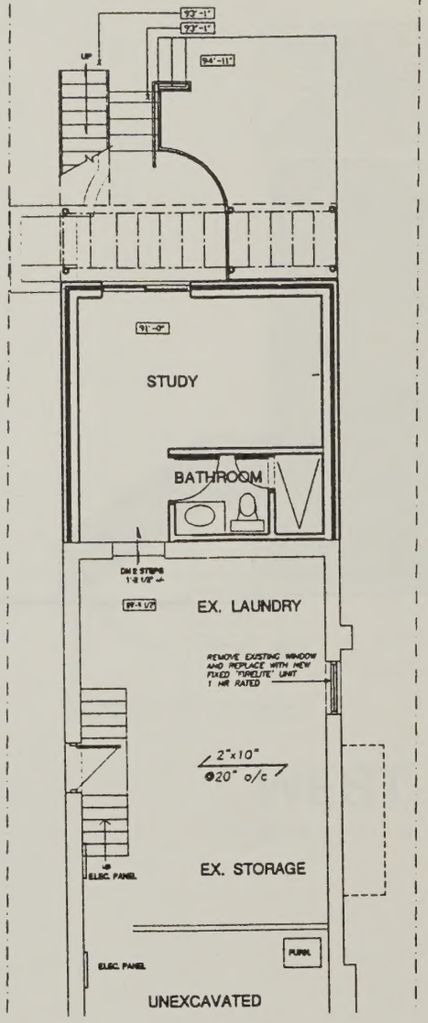
A1

SKETCH (3)
HM/A-02: 151



FOUNDATION

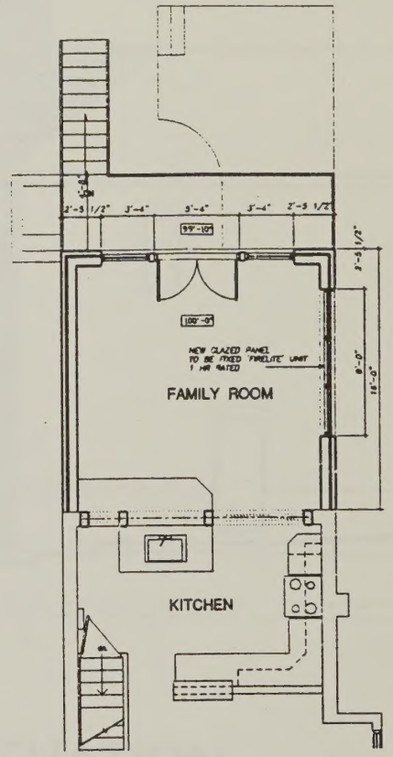
SCALE 1/4" = 1'-0"



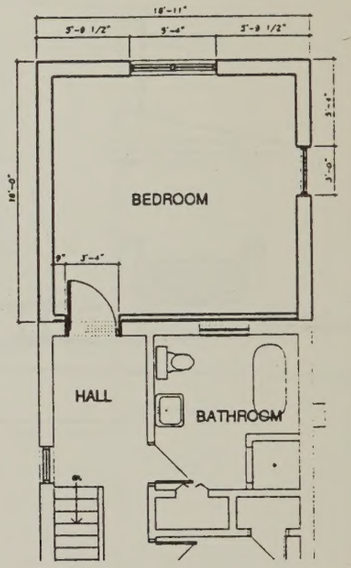
NORTH

BASEMENT

SCALE 1/4" = 1'-0"



MAIN



SECOND

ADDITION & RENOVATIONS TO THE HOME OF

CHRIS LESTRANGE & LESLIE MALLOY

106 HILLCREST AVENUE, HAMILTON, ONTARIO

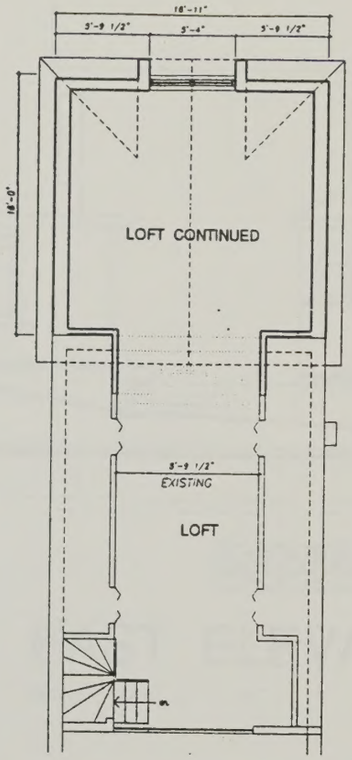
ZEBROSKI ASSOCIATES LTD ARCHITECT

NO.	REVISION	DATE

ONTARIO ASSOCIATION OF ARCHITECTS

DATE	APRIL '02
PLOT DATE	27 MAY '02
DRAWN BY	F.L.
CHECKED	
SCALE	
DWG. NO.	0220
	A2

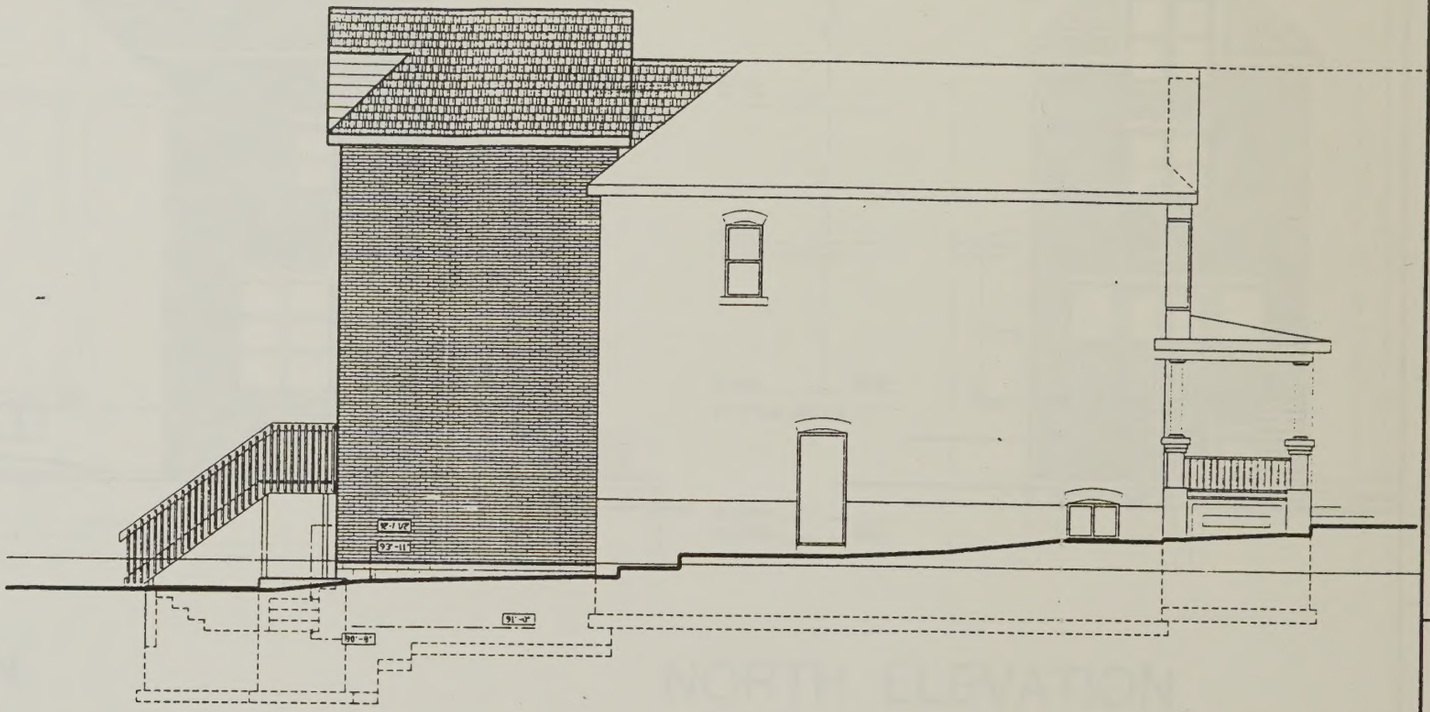
SKETCH (4)
HM/A-02: 151



LOFT

SCALE 1/4" = 1'-0"

NORTH



WEST ELEVATION

SCALE 1/4" = 1'-0"

ADDITION & RENOVATIONS TO THE HOME OF

CHRIS L'ESTRANGE & LESLIE MALLOY

106 HILLCREST AVENUE, HAMILTON, ONTARIO

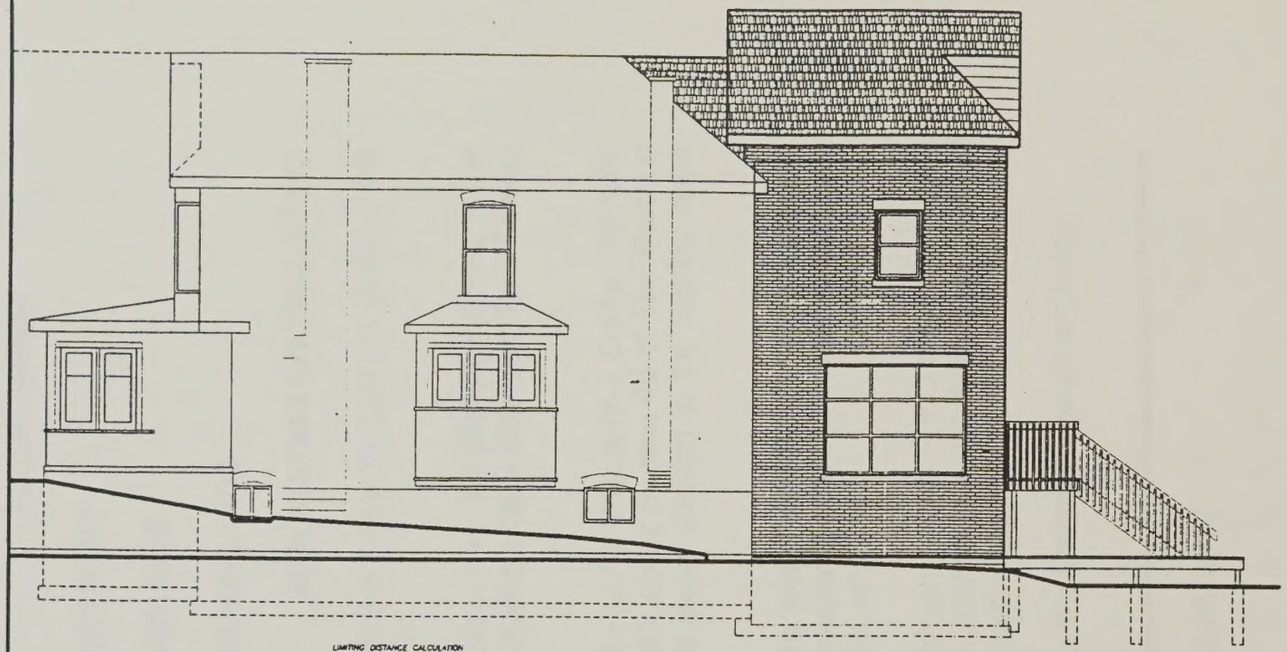
ZEBROSKI
ASSOCIATES LTD
ARCHITECT

NO.	REVISION	DA

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE

DATE: APRIL '02	SET No.
PLOT DATE: 27 MAY '02	DWG. No. 0220
DRAWN BY: F.L.	
ISSUED	A2

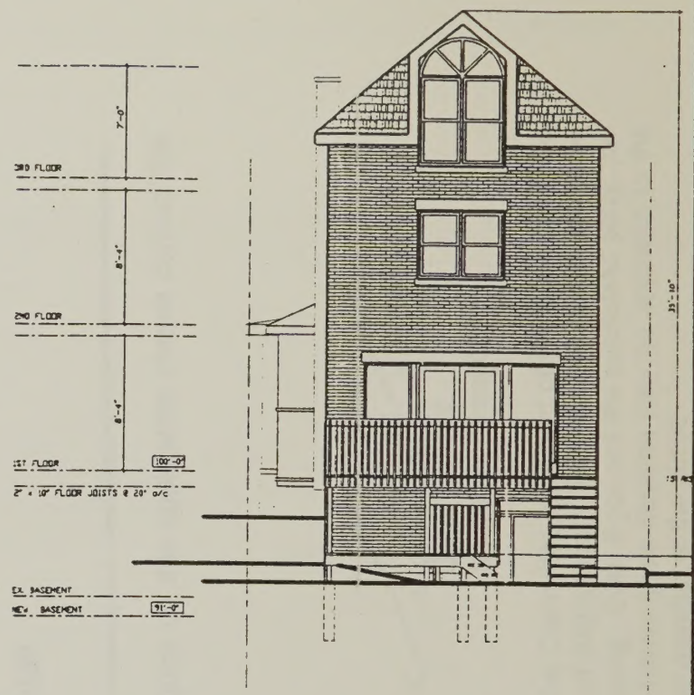
SKETCH (5)
HM/A-02:151



LIMITING DISTANCE CALCULATION
AREA OF EAST WALL 1,233 SQ.FT. (114 M2)
MINIMUM DISTANCE TO C/L OF ALLEYWAY 8'-7" (2.0 M)
ALLOWABLE PERCENTAGE OF UNPROTECTED OPENING 5.8%
5% = 98.64 SQ.FT (9.18 M2)
ACTUAL UNPROTECTED OPENING 96 SQ.FT.

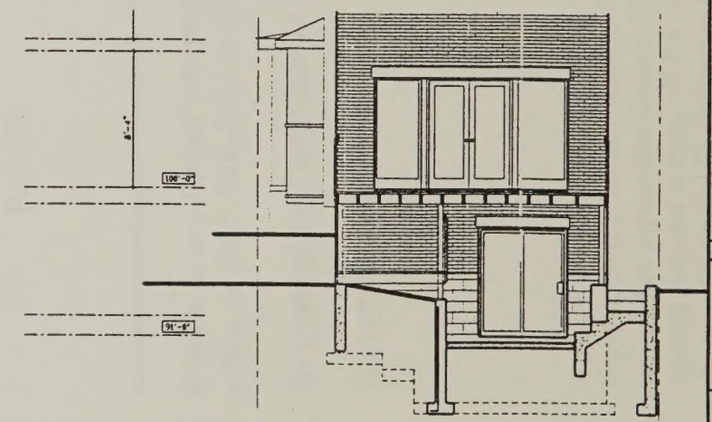
EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"



SECTION A-A

SCALE 1/4" = 1'-0"

ADDITION & RENOVATIONS TO THE HOME OF

CHRIS L'ESTRANGE & LESLIE MALLOY

106 HILLCREST AVENUE, HAMILTON, ONTARIO

ZEBROSKI
ASSOCIATES LTD
ARCHITECT

NO.	REVISION	DATE

ONTARIO ASSOCIATION OF ARCHITECTS

DATE: APRIL '02	SET No.
PLOT DATE: 27 MAY '02	DWG. No. 0220
DRAWN BY: F.L.	A4
ISSUED	

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:152

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section(s) 10 and 18

AND IN THE MATTER OF Premises municipally known as 166 Markland Street, in the City of Hamilton and in a **"D" (Urban Protected Residential - One and Two Family)** district;

AND IN THE MATTER OF AN APPLICATION by the owner Theodore J. Dekker, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a third storey addition to the existing single family dwelling notwithstanding that:

1) Westerly and easterly side yard wdiths of 0.0m and 1.16m (3.81') respectively, with further eave projection on the east side, shall be provided for the existing dwelling instead of the minimum required 2.7m (8.86') side yard width; and,

2) Westerly and easterly side yard widths of 0.0m and 2.38m (7.81') respectively, with further eave projection on the east side, shall be provided for the third storey addition instead of the minimum required 2.7m (8.86') side yard width.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**4:25 p.m.**
PLACE:	**Room 219** **Hamilton City Hall**

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH (1)
HM/A-02:152

SURVEYOR'S REAL PROPERTY REPORT
PART 1 – Plan

PART OF LOT 41, REGISTERED PLAN No. 256
KERR, McLAREN, & STREETS SUBDIVISION
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF
HAMILTON–WENTWORTH
SCALE 1 " = 10 FEET
J. P. WOOLLEY SURVEYING LTD.
1996

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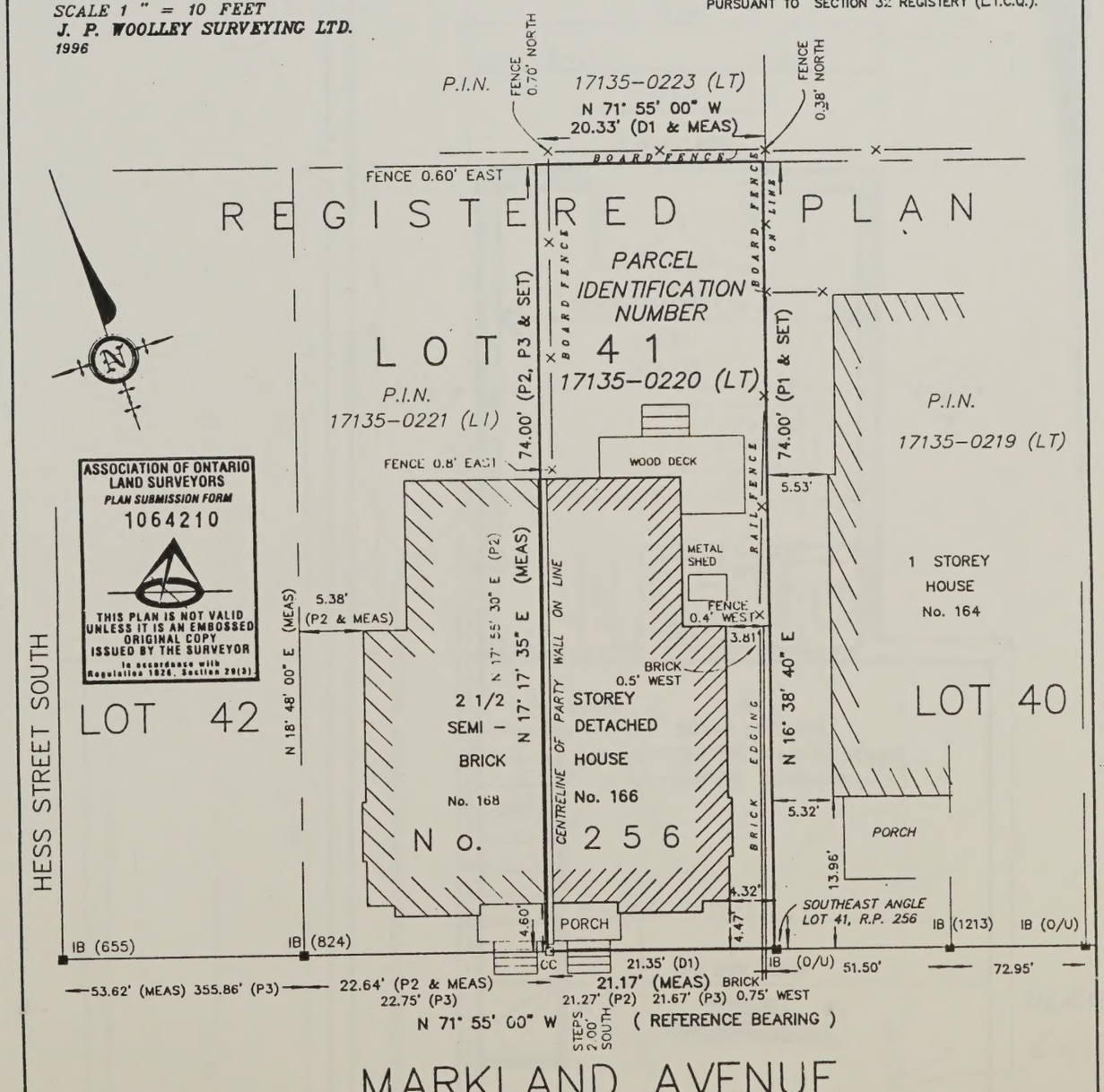
PART 1 – PLAN PREPARED FOR THE EXCLUSIVE USE OF MR. TED DEKKER

PART 2 – SEE WRITTEN REPORT DATED JULY 15, 1996

NOTICE: THE LAND IN THIS PARCEL REGISTER IS DESIGNATED AS OF MARCH 25, 1996 UNDER PART 2 OF THE L.R.R.A. 1984. ALL QUALIFIED PROPERTIES ARE REGISTERED UNDER THE L.T.A. PURSUANT TO SECTION 32 REGISTERY (L.T.C.Q.).



NOTES:

Bearings shown hereon are astronomic and are referred to the northern limit of Markland Street as shown on a plan of Survey by A. T. McLaren O.L.S. (P2) having a bearing of N 72° 00' 00" W

□	denotes	PLANTED MONUMENT
■	denotes	FOUND MONUMENT
SIB	denotes	STANDARD IRON BAR
IB	denotes	IRON BAR
O\U	denotes	ORIGIN UNKNOWN
CC	denotes	CUT CROSS
P1	denotes	REGISTERED PLAN No. 256
P2	denotes	A PLAN OF SURVEY BY A.T. McLAREN O.L.S. DATED 4/07/83
P3	denotes	A PLAN OF SURVEY BY DAVID PETERS O.L.S. DATED 14/06/83
P.I.N.	denotes	PARCEL IDENTIFICATION NUMBER

SURVEYOR'S CERTIFICATE

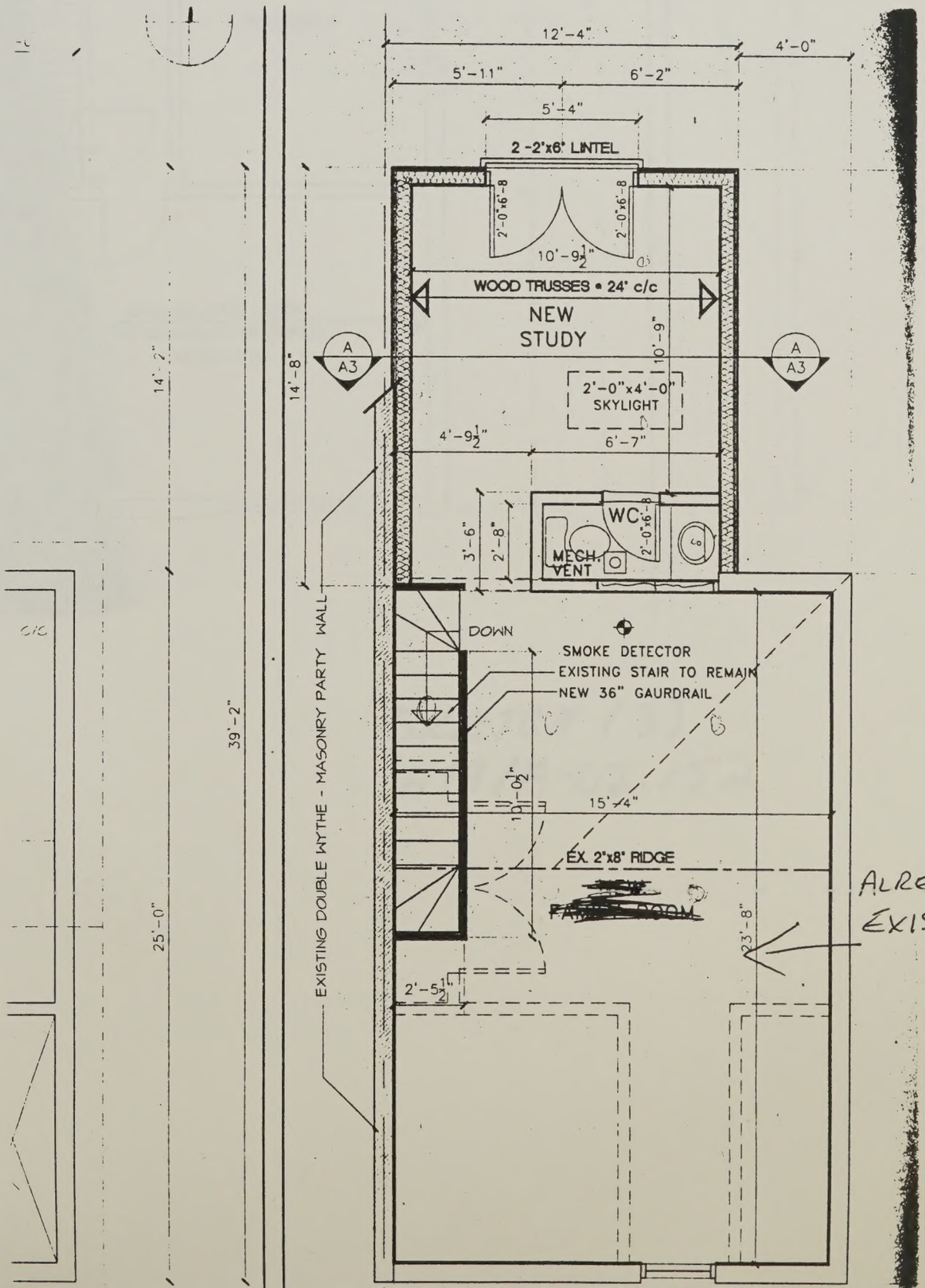
I CERTIFY THAT: The field survey represented on this Plan was completed on the 10th day of July, 1996

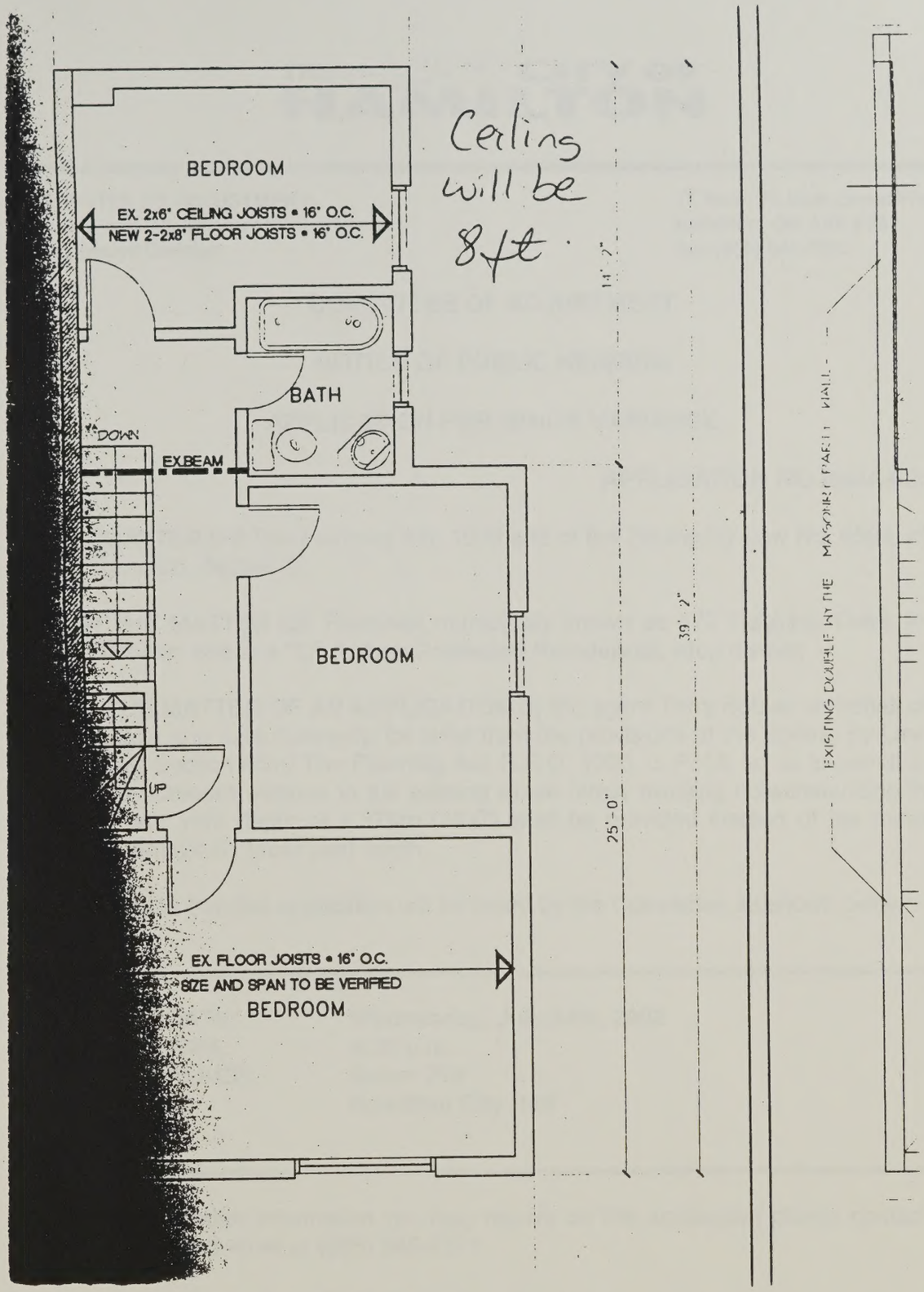
JULY 12, 1996

J.P. WOOLLEY B.Sc.
ONTARIO LAND SURVEYOR

PARTY CHIEF E. SALZER	CHECKED BY J.P.W. O.L.S.	WARNING !!! THIS IS NOT AN ORIGINAL PRINT UNLESS EMBOSSED	J. P. WOOLLEY SURVEYING
DRAWN BY	PROJECT No		PROFESSIONAL LAND SURVEYORS & CONSULTANTS
			125 NAIRNE STREET, CALEDONIA

SKETCH (2)
HM/A-02:152





SKETCH (3)
HM/A-02:152

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:155

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Section 9.

AND IN THE MATTER OF Premises municipally known as 172 Gagliano Drive, in the City of Hamilton and in a **"C" (Urban Protected Residential, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Terry Bobiak on behalf of the owners Blake and Julie Kennedy, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a one storey rear sunroom addition to the existing single family dwelling notwithstanding that a minimum rear yard depth of 4.876m (16.0') shall be provided instead of the minimum required 7.5m (24.61') rear yard depth.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**4:30 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

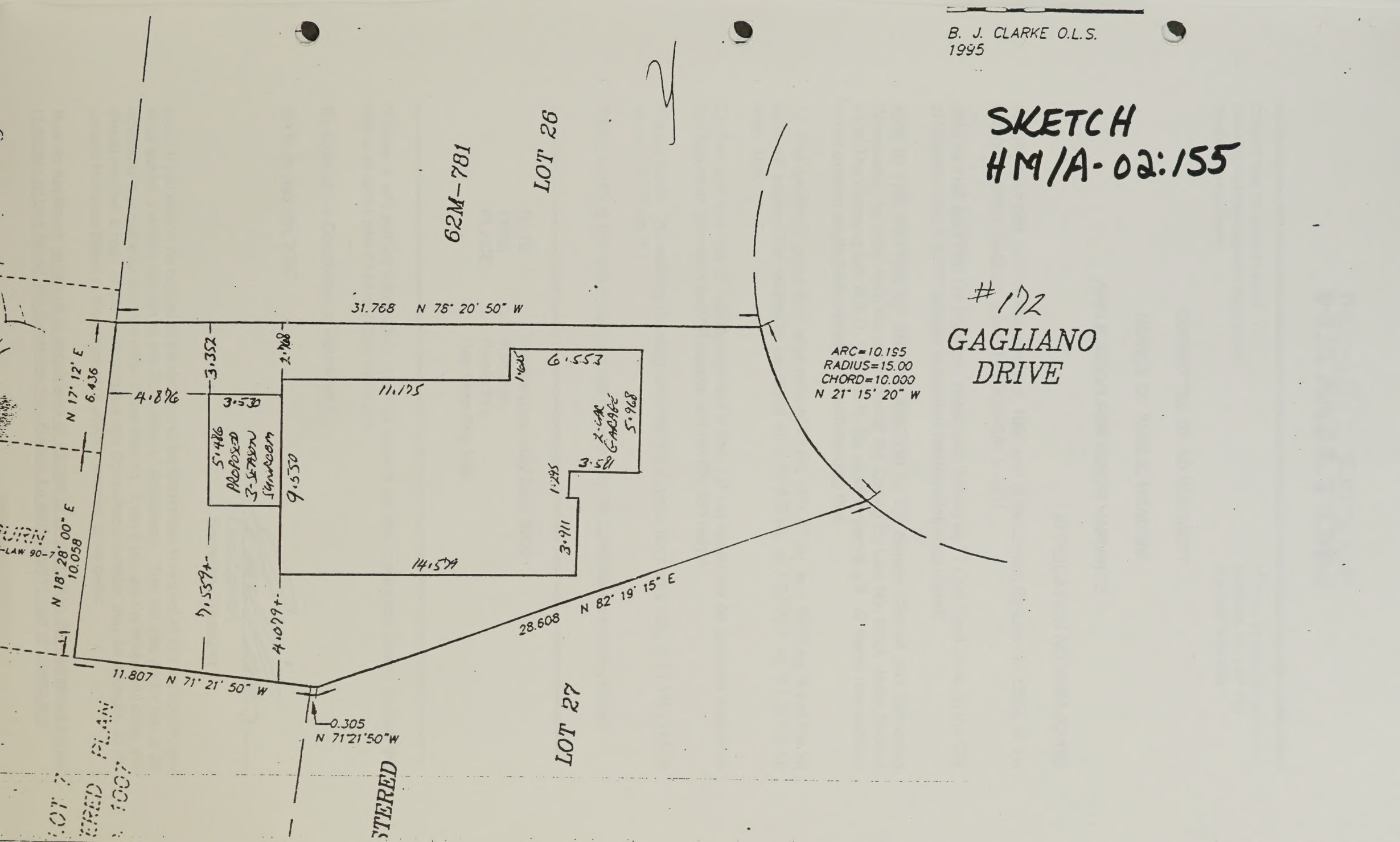
By order of the Committee of Adjustment,

DATED: July 9th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.


B. J. CLARKE O.L.S.
1995
SKETCH
HM/A-02:155
#172
GAGLIANO
DRIVE
62M-781
LOT 26
LOT 27
31.768 N 78° 20' 50" W
ARC=10.195
RADIUS=15.00
CHORD=10.000
N 21° 15' 20" W
N 17° 12' E
6.436
4.876
3.352
2.768
6.553
11.175
3.530
5.486
PROPOSED
3-STOREY
DWELLING
9.550
2-CAR
GARAGE
5.968
3.581
1.295
3.911
14.539
N 18° 28' 00" E
10.058
7.559±
4.079±
28.608 N 82° 19' 15" E
11.807 N 71° 21' 50" W
0.305
N 71°21'50"W

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:159

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 9 and 19B Schedule S-1361.

AND IN THE MATTER OF Premises municipally known as 77 Oak Knoll Drive, in the City of Hamilton and in a **"C" (Urban Protected Residential, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Mitchell and Samantha Winemaker, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit a 2 1/2'storey rear addition to the existing single family dwelling notwithstanding that:

1) The dwelling's gross floor area ratio of 76.8% (471.47 sq. m. / 5075 sq. ft.) of the lot area will exceed the maximum permitted 45% (276.2 sq. m. / 2,972.7 sq. ft.) of the lot area; and,

2) Two and one half (2 1/2) storeys and 9.45m (31') in height will be provided instead of the maximum permitted two (2) storeys and 9m (29.53') height.

Please Note: The existing dwelling currently has a gross floor area ratio of 51.1% (313.54 sq. m. / 3,375 sq. ft.).

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	**Wednesday, July 24th, 2002**
TIME:	**4:35 p.m.**
PLACE:	**Room 219**
	Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

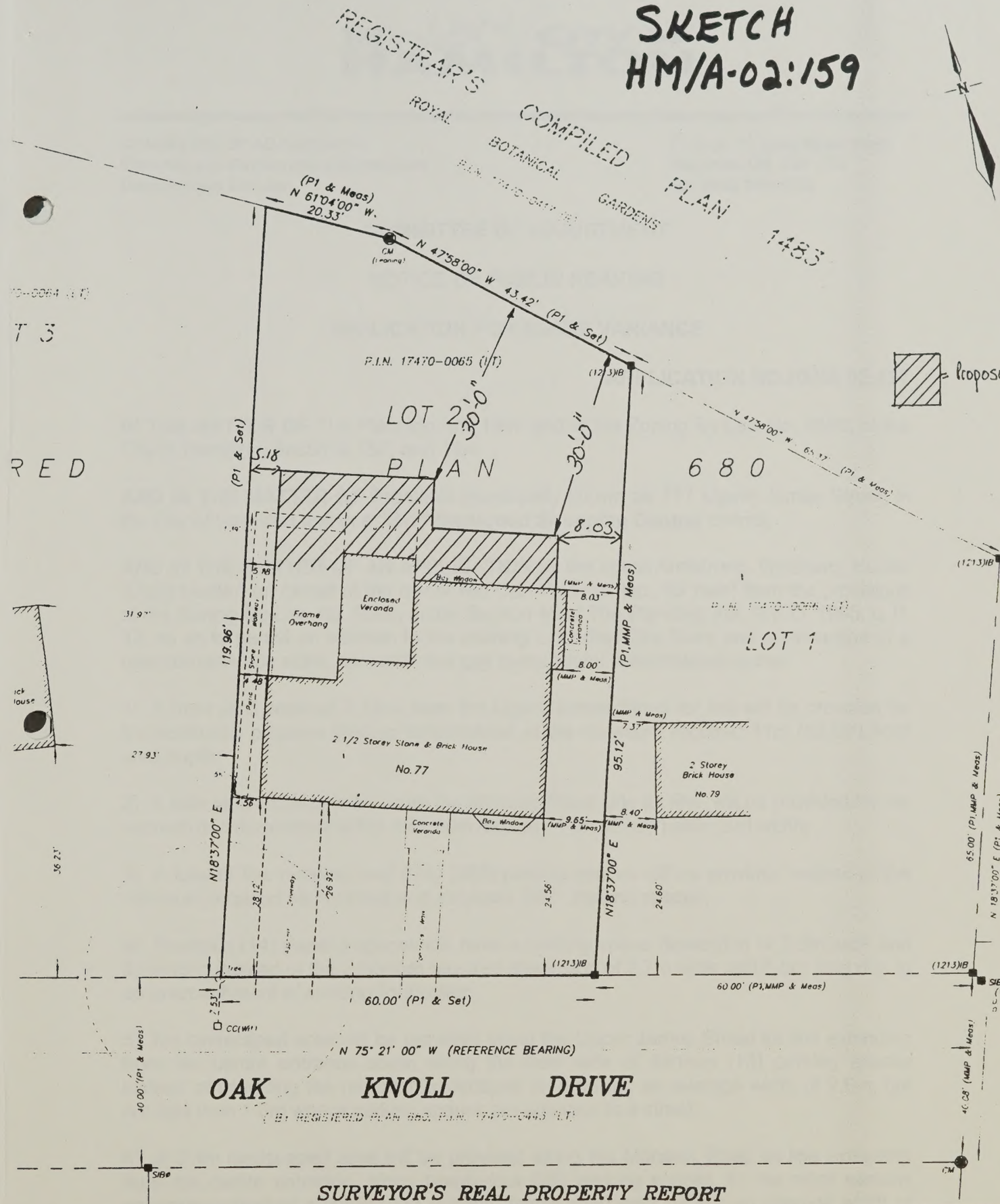
DATED: July 9th, 2002

Carol Connor,
Secretary-Treasurer

Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

SKETCH
HM/A-02:159



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 2
REGISTERED PLAN 680
(OAK KNOLL SURVEY)
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF
HAMILTON – WENTWORTH

SCALE 1" = 15'

B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR
1999

THE CITY OF HAMILTON

COMMITTEE OF ADJUSTMENT
Planning and Development Department
Development Division

7th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Fax (905) 546-4202

COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.HM/A-02:137

IN THE MATTER OF The Planning Act, 1990 and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 13A. and 18A.

AND IN THE MATTER OF Premises municipally known as 777 Upper James Street, in the City of Hamilton and in a **"G-1" (Designed Shopping Centre)** district;

AND IN THE MATTER OF AN APPLICATION by the agent Armstrong, Goldberg, Hunter (Craig Hunter) on behalf of the owner Rio Can Holdings Inc., for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit an addition to the existing Canadian Tire Store and construction of a new convenience store, car wash and gas pump island notwithstanding that:

1) A front yard depth of 7.14m, from the Upper James Street lot line will be provided for the horizontal propane storage tank instead of the minimum required 11m (36.09') front yard depth;

2) A side yard width of 6.4m, from the Mohawk Road side lot line, will be provided for the vacuum islands instead of the minimum required 11m (36.09') side yard width;

3) A total of five hundred and thirty (530) parking spaces will be provided instead of the minimum required six hundred and sixty-one (661) parking spaces;

4) Fourteen (14) parking spaces will have a parking space dimension of 2.0m wide and 5.6m long instead of the minimum required dimension of 2.7m wide and 6.0m long due to an encroachment of existing light poles;

5) No landscaped area will be provided along the Upper James Street lot line extending from the centre entrance south along the west side of thirteen (13) parking spaces instead of providing the required landscaped area having an average width of 2.0m, but not less than 1.0m where parking spaces are adjacent to a street;

6) A 0.4m landscaped area will be provided along the Mohawk Road lot line extending from the centre entrance, along twenty-four (24) parking spaces, to the most easterly entrance instead of providing the required landscaped area having an average width of 2.0m, but not less than 1.0m where parking spaces are adjacent to a street;

7) The Canadian Tire logo, being a business identification wall sign, on the north and south elevations of the proposed car wash building, to provide a vertical height of 2.14m instead of the maximum permitted height of 2.0m;

8) The Canadian Tire logo, being a business identification wall sign, on the east and west elevations of the convenience "C" store, to provide a vertical height of 2.14m instead of the maximum permitted height of 2.0m;

9) The poster board business identification sign, on the south elevation of the convenience "C" store, to provide a vertical height of 2.24m instead of the maximum permitted height of 2.0m; and,

..../page 2

10) The Canadian Tire logo, being a business identification wall sign, on the west elevation of the portion of the building occupied by the Canadian Tire store, to provide a vertical height of 4.88m instead of the maximum permitted height of 2.0m.

TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE: **Wednesday, July 24th, 2002**
TIME: **4:40 p.m.**
PLACE: **Room 219**
Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-4144 or (905) 546-4221.

By order of the Committee of Adjustment,

DATED: July 9th, 2002

Carol Connor,
Secretary-Treasurer

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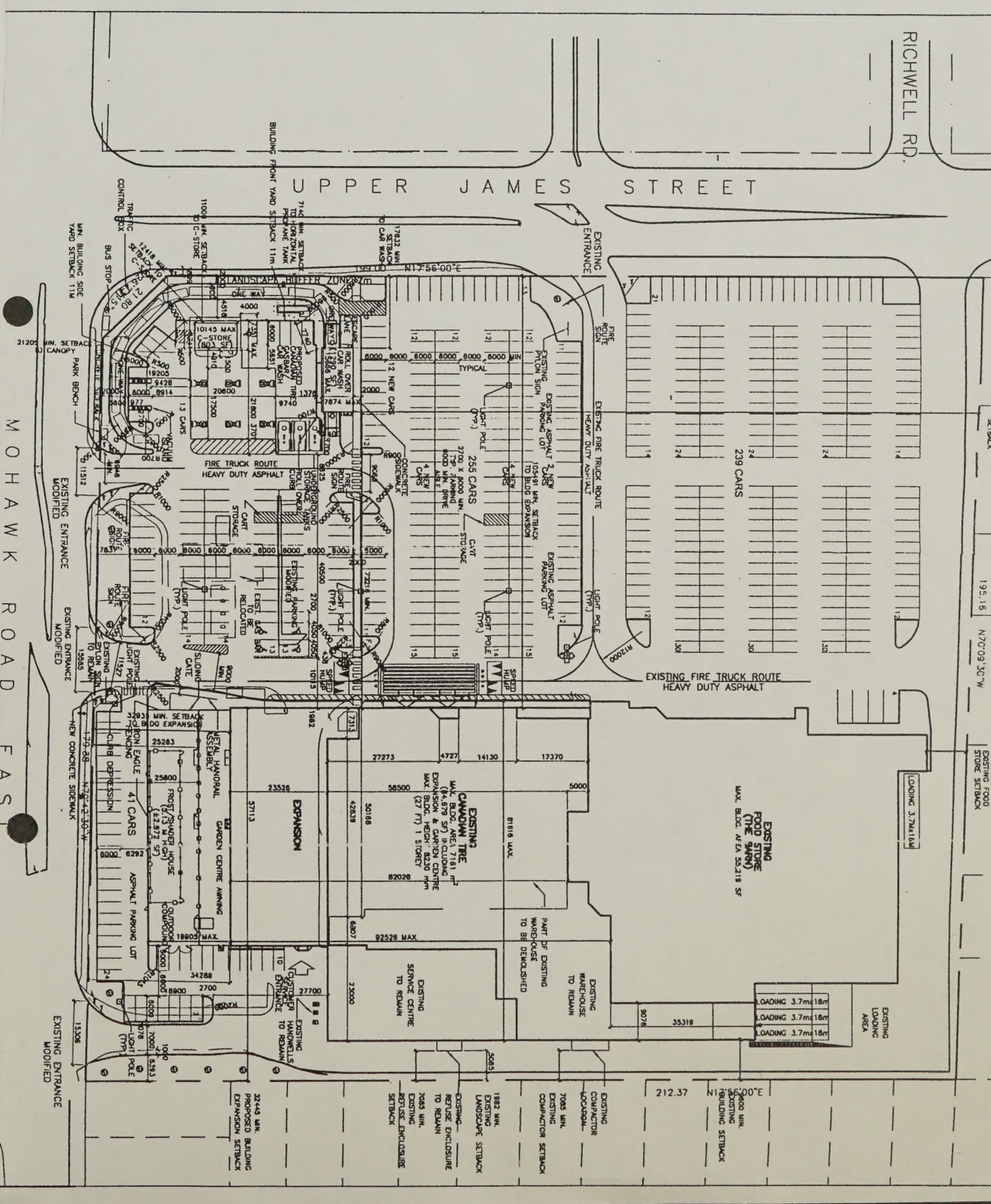

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